

**DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION  
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION**

**76 Northern Ave, Gardiner, Maine**

**MAINE BOARD OF REAL ESTATE APPRAISERS  
PUBLIC MEETING  
April 28, 2025  
MINUTES**

<b><u>MEMBERS PRESENT</u></b>	<b><u>STAFF PRESENT</u></b>
Alan Johnson, Vice Chair	Catherine Pendergast, Administrator
Russell Barrows	John Belisle, Assistant Attorney General
Heather Cote	Jazmyne Marks, Licensing Supervisor
	Heidi Lincoln, Office Specialist I
	Shara Chesley, Office Specialist I
<b><u>MEMBERS ABSENT</u></b>	<b><u>OTHERS PRESENT</u></b>
Wendyann Boston, Chair	
Nathaniel Shipley, Complaint Officer	

**Location: 76 Northern Ave., Gardiner, ME**

**Start: 8:33 a.m.**

**Adjourn: 9:26 a.m.**

**I. CALL TO ORDER**

The meeting was called to order by the Vice Chair at 8:33 a.m.

**II. AGENDA MODIFICATIONS**

Added proposed bill LD 1514 under Administrative Report

**III. MINUTES REVIEW AND APPROVAL**

A motion was made by Barrows and seconded by Cote to approve April 1, 2025, Minutes.  
Unanimous.

**IV. ADJUDICATORY HEARING**

2022-REA-18041 Christina M. O'Connell – The hearing was cancelled due lack of quorum.

The hearing will continue, a date to be determined.

**V. COMPLAINT PRESENTATIONS**

2024-REA-20498 – A motion was made by Barrows and seconded by Cote to dismiss with a Letter of Guidance regarding USPAP recordkeeping. Unanimous.

2025-REA-20537 – A motion was made by Barrows and seconded by Cote to dismiss with a Letter of Guidance regarding reporting requirements of Title 10 §8003-G (2). Unanimous.

2025-REA-20538 – A motion was made by Barrows and seconded by Cote to dismiss. Unanimous.

**VI. PROPOSED RULEMAKING**

A motion was made by Barrows and seconded by Cote to initiate rulemaking and put proposed Chapter 220: Educational Course Requirements out for public comment. Unanimous

**VII. ADMINISTRATOR'S REPORT**

- Compliance Memo 2022-REA-18817 & 2023-REA-18887. A motion was made by Barrows and seconded by Cote to accept the report demonstrating the licensee has met the requirements of the Consent Agreement. Unanimous.
- The Board reviewed and briefly discussed the licensee communication titled “Exploitation of Independent Appraisers, Shifting Standards and AMC Monopolization Concerns.”
- The administrator provided an update from the Appraisal Institute on the PAREA program.
- The Board reviewed a communication from the Appraisal Foundation announcing the State Harmonization Task Force.
- The Board reviewed and briefly discussed LD 1514.

**VIII. PUBLIC COMMENT**

None.

**IX. MEETING SCHEDULE**

The next regularly scheduled meeting is scheduled for Tuesday, June 3, 2025.

**X. ADJOURN**

A motion was made by Barrows and seconded by Cote to adjourn the meeting. Unanimous.

Being no further board business, the meeting was adjourned at 9:26 a.m.