

**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  
July 7, 2026  
MINUTES**

| <b><u>MEMBERS PRESENT</u></b>        | <b><u>STAFF PRESENT</u></b>              |
|--------------------------------------|------------------------------------------|
| Wendyann Boston, Chair               | John Belisle, Assistant Attorney General |
| Russell Barrows, Vice Chair          | Catherine E. Pendergast, Administrator   |
| Nathaniel Shipley, Complaint Officer | Heidi Lincoln, Office Specialist I       |
| Brentley Martin                      | Shara Chesley, Office Specialist I       |
| Heather Cote                         |                                          |
|                                      |                                          |
|                                      |                                          |
| <b><u>MEMBERS ABSENT</u></b>         |                                          |
|                                      |                                          |
|                                      |                                          |
|                                      |                                          |

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

**Start:** 9:00 a.m.

**Adjourn:** 11:13 a.m.

**I. CALL TO ORDER**

The meeting was called to order by the Chair at 9:00 a.m.

**II. AGENDA MODIFICATIONS**

None

**III. MINUTES REVIEW AND APPROVAL**

A motion was made by Barrows and seconded by Shipley to approve May 5, 2026, Minutes. Boston, Barrows, Cote, and Shipley voted in the affirmative. Martin abstained. Motion carried.

**IV. COMPLAINT/HEARING TRAINING PRESENTED BY JOHN BELISE**

Assistant Attorney General John Belisle presented a Power Point presentation on the complaint and hearing process.

**V. COMPLAINT PRESENTATIONS**

Re-present 2025-REA-21102 – At the May 5, 2025 meeting the Board voted to dismiss the complaint with a Letter of Guidance regarding adhering to the Scope of Work and identification of Multiple Listing Service (MLS) photos. After discussion and re-examination, the Board found that MLS photo identification was not required. A motion was made by Barrows and seconded by Cote to vacate the previous complaint and dismiss for lack of evidence of a violation. Boston, Barrows, Cote, and Martin voted in the affirmative. Shipley abstained. Motion carried.

## **VI. ADMINISTRATOR'S REPORT**

- Administrator Pendergast introduced new board member Brentley Martin.
- Administrator Pendergast introduced the Appraisal Subcommittee (ASC) Program Managers, Allison Nespor and Kelly Luteijn, who are conducting the Board's biannual ASC Compliance Review. Ms. Nespor explained the review and its purpose to determine compliance with Title XI and to assess implementation of minimum requirements for credentialing of appraisers as adopted by the Appraiser Qualifications Board.
- The Board reviewed a comprehensive Limited Delegation of Authority to Board Staff. A motion was made by Barrows and seconded by Shipley to adopt the Limited Delegation of Authorization and have the chair sign. Unanimous. Motion carried.
- The Board reviewed a memo and discussed confusion with the scope of license and existing Criteria definition of a federally related transaction for licensed appraisers. They discussed proposed changes designed to clarify the confusion in the 2<sup>nd</sup> Exposure Draft of Proposed Changes to the Criteria. Board discussion indicated continued confusion with the revised language. No action taken.
- Board members briefly discussed the AQB 2<sup>nd</sup> Exposure Draft of Proposed Changes which is out for public comment until July 27, 2026. Ms. Nespor informed the Board that a webinar is scheduled for July 9, 2026, at 2 P.M. for discussion of the 2<sup>nd</sup> draft of proposed changes to the AQB criteria. Board members stated that the comment period was too short and should be extended to allow more time to grasp the proposed changes. No action taken.
- Board members were provided the Appraisal Foundation's May 2026 report on The U.S. Property Appraiser Workforce. No action taken.

## **VII. PUBLIC COMMENT**

None

## **VIII. MEETING SCHEDULE**

Next meeting scheduled for Tuesday, August 4, 2026.

## **IX. ADJOURNMENT**

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 11:13 a.m.