

**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  
September 2, 2025  
MINUTES**

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

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

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

**Adjourn:** 10:14 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 Cote to approve April 28, 2025, Minutes. Unanimous.
- A motion was made by Cote and seconded by Barrows to approve June 27, 2025, Minutes. Unanimous.

**IV. COMPLAINT PRESENTATIONS**

- 2025-REA-20564 – A motion was made by Barrows and seconded by Cote to set for hearing and offer a consent agreement. Boson, Johnson, Barrows, and Cote voted in the affirmative. Shipley abstained. Motion carried.
- 2025-REA-20740 – A motion was made Johnson and seconded by Cote to dismiss with a Letter of Guidance. Boston, Johnson, and Cote voted in the affirmative. Barrows recused. Shipley abstained. Motion carried.

- 2025-REA-20751 – A motion was made by Johnson and seconded by Cote to dismiss for lack of evidence of a violation. Boston, Johnson, Barrows, and Cote voted in the affirmative. Shipley abstained. Motion carried.
- 2025-REA-20805 – A motion was made by Cote and seconded by Barrows to dismiss with a Letter of Guidance. Boston, Johnson, Barrows, and Cote voted in the affirmative. Shipley abstained. Motion Carried.

#### **V. ADMINISTRATOR'S REPORT**

- The Administrator discussed Public Law 359 – An Act to Change the Laws Regarding Real Estate Appraisers with the Board effective September 24, 2025. The law adds two board member seats, one for a person engaged in real estate brokerage and one for a member actively engaged in the business of banking. The law also changes the scope of license for a residential real property appraiser for federally related transactions raising the limit on complex one to four units from \$250,000 to \$400,000 which aligns Maine law with the Appraiser Qualifications Board (AQB).
- The Board discussed the Bob Strong Memo regarding analysis of complex appraisals for licensure as a certified general appraiser and request to remove the requirement. The administrator noted that she recently had the opportunity to personally meet Mr. Strong and discuss/clarify various issues he has raised regarding licensure of certified residential appraisers including the use of hypothetical appraisals and Appraisal Subcommittee (ASC) Policies all States must follow. ASC Policies require work product analysis for USPAP compliance. The Board discussed the memo and current procedure. The Board took no action.

#### **VI. PUBLIC COMMENT**

None.

#### **VII. MEETING SCHEDULE**

A motion was made by Cote and seconded by Shipley to cancel the October 7, 2025, meeting. Unanimous.

Next meeting is scheduled for Tuesday November 4, 2025.

#### **VIII. 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 10:14 a.m.