

**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
May 5, 2026
MINUTES**

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

Location: 76 Northern Ave., Gardiner, ME

Start: 9:01 a.m.

Adjourn: 10:38 a.m.

I. CALL TO ORDER

The meeting was called to order by the Chair at 9:01 a.m.

II. AGENDA MODIFICATIONS

- A motion was made by Johnson and seconded by Shipley to add a memo regarding Appraisal Foundation Corrective Courses to the Administrator's Report for discussion. Board Member Barrows joined the meeting.
Unanimous. Motion Carried.

III. MINUTES REVIEW AND APPROVAL

A motion was made by Barrows and seconded by Shipley to approve March 3, 2026, Minutes. Barrows, Cote, and Shipley voted in the affirmative. Boston and Johnson abstained. Motion carried.

IV. COMPLAINT PRESENTATIONS

- 2025-REA-21102 – A motion was made by Barrows and seconded by Johnson to dismiss with a Letter of Guidance regarding adhering to Scope of Work, to remain on file for ten (10) years. Boston, Cote, Barrows, and Johnson voted in the affirmative. Shipley recused. Motion carried.
- 2026-REA-21173 – A motion was made by Barrows and seconded by Cote set for hearing and offer a consent agreement for forfeiture of license for violations of USPAP

Standard 1-1(a), (b) and (c); 1-2(e); 1-3(a)(v) and (b); 1-4 (a) and (b); 1-5 (a) and (b); Standard 2-1(a), (b), and (c); 2-2 (a)(iv), (v) and (x) (3) and (5); Scope of Work Rule 1, 2 and 3 (the extent to which the property is identified, the type and extent of data researched & the type and extent of analysis applied to arrive at opinions or conclusions), Problem Identification (subject of the assignment and its relative characteristics & assignment conditions), Acceptability (what an appraiser's peers' actions would be in performing the same or a similar assignment); Ethics Rule – Conduct (must not perform an assignment in a grossly negligent manner); 32 M.R.S. §14014-A (7) & (8); and 10 M.R.S.A § 8003 (5-A)(2).

Boston, Cote, Johnson and Barrows voted in the affirmative. Shipley abstained. Motion carried.

- 2026-REA-21200 – A motion was made Barrows and seconded by Johnson to dismiss for lack of evidence of a violation. Boston, Barrows, Johnson and Cote voted in the affirmative. Shipley abstained. Motion carried.

V. ADMINISTRATOR'S REPORT

- Board Members reviewed and discussed licensing statistics provided by board staff.
- Administrator presented information regarding Appraisal Foundation Corrective Courses developed by the Appraisal Foundation for disciplinary action use.

VI. PUBLIC COMMENT

None

VII. MEETING SCHEDULE

Next meeting scheduled for Tuesday, June 2, 2026.

VIII. ADJOURNMENT

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

Being no further board business, the meeting was adjourned at 10:38 a.m.