

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*  
November 22, 2024  
MINUTES

<b><u>MEMBERS PRESENT</u></b>	<b><u>STAFF PRESENT</u></b>
Wendy Boston, Chair	Cathy Pendergast, Administrator
Alan Johnson, Vice-Chair	Betsy Stivers, Assistant Attorney General
Nathan Shipley, Complaint Officer	John Belisle, Assistant Attorney General
Russell Barrows	Jazmyne Marks, Licensing Supervisor
Jacques Weinstein	Heidi Lincoln, Office Specialist I
	Shara Chesley, Office Specialist I
<b><u>MEMBERS ABSENT</u></b>	<b><u>OTHERS PRESENT</u></b>
	<u>None</u>

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

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

**Adjourn:** 1:26 p.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 November 5, 2024, Minutes. Boston, Barrows, Shipley and Johnson voted in the affirmative. Weinstein abstained. Motion carried.

**IV. ADJUDICATORY HEARING**

2023-REA-19093 Maria E. Weymouth

Johnson and Weinstein recused.

Hearing started at 9:05 a.m.

Hearing Officer – Rebekah Smith opened the hearing at 9:05 a.m. Marie E. Weymouth was present, represented by Scott J. Lynch. AAG Tim Steigleman presented the Board’s case.

Public deliberations were conducted at the close of the hearing.

1. A motion was made by Boston and seconded by Barrows that a preponderance of the evidence demonstrated a violation pursuant to 32 M.R.S. § 14014-A(7). Unanimous.

2. A motion was made by Barrows and seconded by Shipley that a preponderance of the evidence demonstrated a violation pursuant to 32 M.R.S § 14014-A(8). Unanimous.
3. Pursuant to 10 M.R.S. §8003(5-A)(A)(4) & (5) for violating a governing law and rules of the Board, specifically 32 M.R.S. § 14028 and Board Rules Chapter 240 by failing to comply with standards established by USPAP when developing and drafting an appraisal report in February 2023:
  - A. A motion was made by Barrows and seconded by Shipley that a violation of Standard Rule 1.1(a) occurred. Unanimous.
  - B. A motion was made by Barrows and seconded by Shipley that a violation of Standard Rule 1.1(b) occurred. Unanimous.
  - C. A motion was made by Shipley and seconded by Barrows that a violation of Standard Rule 1.1(c) occurred. Unanimous.
  - D. A motion was made by Barrows and seconded by Shipley that a violation of USPAP Standard Rule 1-2(e) did not occur. Unanimous
  - E. A motion was made by Shipley and seconded by Barrows that a violation of USPAP Standard Rule 1-4(a) occurred. Unanimous
  - F. A motion was made by Barrows and seconded by Shipley that a violation of USPAP Standard Rule 1-4(b)(ii)(iii) occurred. Unanimous
  - G. A motion was made by Barrows and seconded by Shipley that a violation of USPAP Standard Rule 1-5(b) occurred. Unanimous
  - H. A motion was made by Barrows and seconded by Shipley that a violation of USPAP Standard Rule 1-6(a) occurred. Unanimous
  - I. A motion was made by Barrows and seconded by Shipley that a violation of USPAP Standard Rule 2-1(a) occurred. Unanimous
  - J. A motion was made by Barrows and seconded by Shipley that violation of the Ethics Rule did not occur. Unanimous.
  - K. A motion was made by Barrows and seconded by Shipley that violation of the Competency Rule did not occur for failing to timely decline or withdraw from the assignment. Unanimous.

#### Sanctions

A Motion was made by Barrows and seconded by Shipley to impose sanctions including a Censure; successful completion of the 15-Hour Residential Appraiser Site Valuation and Cost Approach and 30-Hour Residential Sales Comparison and Income Approaches courses within 60 days of issuance of the Decision in Order. Unanimous.

A motion was made by Barrows and seconded by Shipley to allow the Board Chair to sign the Decision and Order when it is written. Unanimous.

The hearing ended at 1:01 p.m. Recording was stopped.

Johnson and Weinstein re-joined the meeting.

**V. COMPLAINT PRESENTATIONS**

2024-REA-20279 – A motion was made by Weinstein and seconded by Johnson to dismiss with a Letter of Guidance. Weinstein, Boston, Johnson & Barrows voted in the affirmative. Shipley abstained. Motion carried.

**VI. ADMINISTRATOR'S REPORT**

None.

**VII. PUBLIC COMMENT**

None.

**VIII. MEETING SCHEDULE**

The next regularly scheduled meeting is scheduled for Tuesday, January 7, 2025.

**IX. ADJOURN**

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

Being no further board business, the meeting was adjourned at 1:26 p.m.