

MAINE BOARD OF REAL ESTATE APPRAISERS
BOARD MEETING
October 3, 2023
MINUTES

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Wendy Boston, Chair	Cathy Pendergast, Administrator
Nathan Shipley, Vice-Chair	John Belisle, Assistant Attorney General
Alan Johnson, Complaint Officer	Regina Ritchie, Professional Licensing Supervisor
Russell Barrows	Shara Chesley, Office Specialist I
Jacques Weinstein	Jen Maddox, Board Clerk
<u>MEMBERS ABSENT</u>	<u>OTHERS PRESENT</u>
<u>None</u>	<u>None</u>

Location: 221 State Street, Augusta, ME Start: 9:21 a.m. Adjourn: 11:10 a.m.

I. CALL TO ORDER

The meeting was called to order by the Chair at 9:21 a.m.

II. AGENDA MODIFICATIONS

None.

III. MINUTES REVIEW AND APPROVAL

A motion was made by Weinstein and seconded by Johnson to approve the August 1, 2023 minutes as presented. Unanimous.

IV. COMPLAINT PRESENTATIONS

2023-REA-18737 – A motion was made by Barrows and seconded by Weinstein to set the matter for hearing and offer a consent agreement for violation of USPAP standards Rule 1.1a,b,c; 1.2 h; 1.3a(i),(iv); 1.4(a);(b)(1),(3); and 2.1(h)(v). Agreement includes a Warning, probation in which licensee will submit a log of appraisals within 30 days that were completed following completion of previous consent agreement CLE; licensee to submit copies of 4 appraisal reports and workfiles selected by complaint committee officer within 14 days of being requested; and board officer's acceptance of 4 USPAP compliant reports. Licensee's failure to timely submit will result in automatic suspension of his license until he complies with submission. Shipley, Barrows and Weinstein voted in favor. Boston recused. Johnson abstained. Motion carried.

2023-REA-19093 – A motion was made by Shipley and seconded by Barrows to set the matter for hearing and offer a consent agreement for violation of USPAP standards Rule 1.1-a,b,c; Standard 1.2 e,h; Standard 1.4 a,b; Standard 1.6; Standard 2.1 a, 2.2 b(xii)(1)(3); Scope of Work Rule and Ethics Rule. Agreement includes completion of the 15 Hour National USPAP Course, 15 hour Residential Market Analysis and Highest and Best Use and 15 hour Residential Appraiser Site Valuation and Cost Approach courses with examinations completed within 90 days of effective date of consent agreement and cannot be used for continuing education for license renewal. Shipley, Barrows, Weinstein and Boston voted in favor. Johnson abstained.

V. ADMINISTRATOR'S REPORT

Application – A motion was made by Johnson and seconded by Barrows to issue a license to applicant. Unanimous.

AI State Regulatory Advisory Group Virtual Meeting Highlights - Administrator shared highlights of the meeting including the topics of valuation bias, the USPAP Update Course and PAREA.

VI. PUBLIC COMMENT

None.

VII. MEETING SCHEDULE

The next meeting is currently scheduled for Tuesday, November 7, 2023.

VIII. ADJOURN

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 11:10 a.m.