

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
76 Northern Avenue, Gardiner, Maine

MAINE BOARD OF REAL ESTATE APPRAISERS
VIRTUAL BOARD MEETING
April 5, 2022
MINUTES

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Wendy Boston, Chair	Cathy Pendergast, Administrator
Alan Johnson	Andrew Black, Assistant Attorney General
Nathan Shipley	Elizabeth Moulton, Office Specialist I
Joe Herlihy, Complaint Officer	Misty Robinson, Office Specialist I
<u>MEMBERS ABSENT</u>	<u>OTHERS PRESENT</u>

Location: Virtual Meeting Via Zoom Meeting

Start: 9:04 a.m.

Adjourn: 11:13 a.m.

I. CALL TO ORDER

The meeting was called to order by the Chair at 9:04 a.m.

II. AGENDA MODIFICATIONS

A motion was made by Johnson and seconded by Shipley to add a letter of guidance regarding 2021-REA-17479 to the agenda. Unanimous.

III. MINUTES REVIEW AND APPROVAL

A motion was made by Shipley and seconded by Johnson to approve the February 1, 2022 minutes as presented. Unanimous.

IV. COMPLAINT PRESENTATIONS

2021-REA-17841 – A motion was made by Johnson and seconded by Shipley to offer a consent agreement for violating USPAP Standard 1-1(c). The consent agreement would impose license revocation. Boston, Johnson, and Shipley voted affirmative. Herlihy abstained. Motion carried.

2021-REA-17849 – A motion was made by Johnson and seconded by Shipley to dismiss the complaint for lack of evidence of a violation. Boston, Johnson, and Shipley voted affirmative. Herlihy abstained. Motion carried.

2022-REA-18050 – A motion was made by Johnson and seconded by Shipley to offer a consent agreement for violation of 10 M.R.S. §8003(5A)(A)(1). The consent agreement would impose a warning and a \$500.00 civil penalty with payment due within 90 days. Boston, Johnson, and Shipley voted affirmative. Herlihy abstained. Motion carried.

2022-REA-18054 – A motion was made by Johnson and seconded by Shipley to dismiss the complaint for lack of evidence of a violation. Boston, Johnson, and Shipley voted affirmative. Herlihy abstained. Motion carried.

2021-REA-17479 – A motion was made by Johnson and seconded by Shipley to approve the proposed letter of guidance as presented. Boston, Johnson, and Shipley voted affirmative. Herlihy abstained. Motion carried.

V. APPLICATION REPORT

Reviewed by the board members.

VI. ADMINISTRATOR'S REPORT

The administrator discussed with the Board a confidential licensing issue. A motion was made by Shipley and seconded by Johnson to license the applicant. Unanimous.

The administrator discussed with the Board trainee experience from another state. Board discussed with potential licensee their intentions as to state of residence during and after licensure process. No action was taken.

The administrator discussed with the Board review of Rules Chapters 220 - 240. No action was taken.

The administrator discussed with the Board the addition of a document on the website for consumers about the appraisal process and filing a complaint.

The administrator discussed with the Board an ASC study regarding appraisal bias and barriers.

The administrator discussed with the Board a report on the Action Plan to Advance Property Appraisal Valuation Equity (PAVE).

VII. PUBLIC COMMENT

Robert Strong, Certified Residential Appraiser, spoke regarding trainee experience from another state. Mr. Strong also commented on the appraiser shortage, hybrid and desktop appraisals, the PAREA program, and trainee hours required for licensure as a licensed real property appraiser.

VIII. MEETING SCHEDULE

The next meeting is currently scheduled for May 3, 2022.

IX. ADJOURN

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

Being no further board business, the meeting was adjourned at 11:13 a.m.