

**UTAH APPRAISER LICENSING AND CERTIFICATION BOARD**

Heber M. Wells Building

Room 210

9:00 a.m.

November 27, 2013

**MINUTES**

**DIVISION STAFF PRESENT:**

Jonathan Stewart, Division Director  
Justin Barney, Hearing Officer  
Jeffery Nielsen, Chief Investigator  
Amber Nielsen, Assistant Board Secretary  
Carla Westbroek, Appraiser Licensing  
Craig Livingston, Investigator  
Theron Case, Investigator  
Kadee Wright, Investigator

**BOARD MEMBERS PRESENT:**

Daniel Brammer, Chair  
James Bringhurst, Board Member  
John Ulibarri, Board Member  
Kristin Coleman, Board Member

**GUESTS:**

Robert Danchy  
Terry Coon  
Vern Meyer

The November 27, 2013 meeting of the Appraiser Licensing and Certification Board began at 9:00 a.m. with Chair Brammer conducting.

Board Member Throndsen and Mark Fagergren are excused from the meeting today.

**PLANNING AND ADMINISTRATIVE MATTERS**

Approval of Minutes - A motion was made to approve the minutes from the October 23, 2013 meeting. Vote: Chair Brammer, yes; Board Member Ulibarri, yes; Board Member Bringhurst, yes; Board Member Coleman, yes. The motion passes.

**DIVISION REPORT**

**DIRECTOR'S REPORT – Jonathan Stewart**

Director Stewart gave the Board an update on the Division's bill. He has sent a copy of the bill to the Office of Legislative Research to be drafted. After sending the bill to the Office of Legislative Research, Director Stewart received an e-mail from Dennis Yarrington, President of UAA, about one of the proposed changes. Mr. Yarrington had

several discussions with UAA Board Members and other appraisers, and the only concern they had is giving the Board and Division control that could require more onerous requirements such as classroom training, remote training and webinars and self-paced online courses. Giving the Board and Division authority is of some concern, rather than relying on the legislative process which tends to be a check and balance on the Board and Division. This is in relation to the proposed change about educational requirements that will meet or exceed AQB criteria. Director Stewart responded to Mr. Yarrington and told him that the intent is to follow AQB guidelines, and if the Board or Division ever wanted to exceed those, it would have to be done through rule with a public comment period. Mr. Yarrington responded, saying that sounded fine.

Tony Patterson, Assistant Attorney General, has a District Court deadline that he has to meet, and has asked that we cancel the Board training that is scheduled today.

### **INVESTIGATIONS REPORT – Jeffery Nielsen**

Mr. Nielsen reported October the Division received 7 complaints; opened no cases; referred no cases to the Attorney General's office; closed 5 cases; leaving the number of open cases at 55.

There is one stipulation for review today: Grant S. Jones. Mr. Jones was given the opportunity to address the Board but has chosen not to appear.

### **EDUCATION AND LICENSING REPORT – Jonathan Stewart**

Director Stewart submitted the following lists to the Board for their review:

#### **Certified and Licensed Appraiser Applicants Approved by both Education and Experience Review Committees:**

D. Randall Henderson, CG candidate  
Patrick C. Manis, LA candidate  
Steven Kinsey, LA candidate  
Peggy Mckenzie, LA candidate

#### **Certified and Licensed Appraiser Applicants Approved by the Education Review Committee Denied by the Experience Review Committee**

Jacob Thomas Jacobsen, CR candidate

#### **Discipline List for Board's Consideration**

Autumn Larsen, Trainee  
Ronny Kee Mumford, CR  
Kelly N. Parker, CR  
Kent B. Wilkey, CR  
Carl C. Wright, Main Control Person

### **COMMISSION AND INDUSTRY ISSUES**

#### **Rule Updates – Justin Barney**

Mr. Barney said there are no proposed rules for discussion this month.

### **CLOSED TO PUBLIC**

A motion was made to close the meeting for the sole purpose of discussing the character, professional competence or physical or mental health of an individual. Vote: Chair Brammer, yes; Board Member Ulibarri, yes; Board Member Bringhurst, yes; Board Member Coleman, yes. Executive Session was held from 9:12 a.m. to 9:53 a.m.

### **OPEN TO PUBLIC**

### **RESULTS OF DELIBERATIONS**

The stipulation for Grant S. Jones was approved.

#### Certified and Licensed Appraiser Applicants Approved by both Education and Experience Review Committees:

D. Randall Henderson, CG candidate - Approved  
Patrick C. Manis, LA candidate - Approved  
Steven Kinsey, LA candidate - Approved  
Peggy Mckenzie, LA candidate - Approved

#### Certified and Licensed Appraiser Applicants Approved by the Education Review Committee Denied by the Experience Review Committee

Jacob Thomas Jacobsen, CR candidate - Denied

#### Discipline List for Board's Consideration

Autumn Larsen, Trainee - Approved  
Ronny Kee Mumford, CR - Approved  
Kelly N. Parker, CR - Approved  
Kent B. Wilkey, CR - Approved  
Carl C. Wright, Main Control Person - Approved

#### INFORMAL HEARING:

10:00 Ramon Scott Foster – Experience Review  
Mr. Foster failed to appear or notify the Division to reschedule his hearing.

11:00 Training by Assistant Attorney General Tony Patterson on Administrative/  
Hearing Procedures  
Mr. Patterson requested the training be rescheduled.

Vern Meyer has addressed the Board and the Division regarding the move nationally to use an automated valuation model to review appraisals. Basically these reviews will be used for repurchases for banks. The review will be an Administrative Review by someone that is not an appraiser. The person will be given a list of 30 questions to mark either “Yes” or “No” on each question. The review will be on proprietary software

that will create a value. Mr. Meyer would like to discuss these questions with the Board and Division. Director Stewart said it would be better to schedule a separate meeting with him, or ask to be placed on the next agenda. Director Stewart asked Mr. Meyer to send an email to himself or Renda Christensen to be placed on the agenda for next month.

A motion was made to adjourn the meeting. Vote: Chair Brammer, yes; Board Member Ulibarri, yes; Board Member Bringhurst, yes; Board Member Coleman, yes. The meeting adjourned at 10:17 a.m.