

**APPRAISER LICENSING AND CERTIFICATION BOARD
HEBER M. WELLS BUILDING
ROOM 210, SECOND FLOOR**

August 23, 2006

9:00 a.m.

MINUTES

STAFF MEMBERS PRESENT

Derek B. Miller, Division Director
Jon R. Brown, Enforcement Director
Mark Fagergren, Education/Licensing Director
Dee Johnson, Chief Investigator
Blaine Ferguson, Assistant Attorney General
Shelley Wismer, Assistant Attorney General
Renda Christensen, Board Secretary
Carla Westbroek, Appraiser Secretary
Chuck Smalley, Investigator
Ken Benson, Investigator
Carlos Alamilla, Investigator
Craig Livingston, Investigator
Dave Mecham, Investigator
Jim Bolton, Investigator
Marv Everett, Investigator

BOARD MEMBERS PRESENT

Craig Morley, Chair
Lynn Christensen, Vice Chair
Ron Smith, Board Member
Holly Christensen, Board Member
Ambria Spencer, Board Member

The August 23, 2006 meeting of the Appraiser Licensing and Certification Board began at 9:00 a.m. with Chair Morley conducting.

The minutes for the June 28, 2006 meeting were approved.

DIVISION REPORTS

DIRECTOR'S REPORT, Derek B. Miller

Director Miller introduced the two new board members. Mr. Smith currently works for the Utah State Tax Commission, and has been the Utah County Appraiser. Ms. Spencer currently owns her own appraiser company and is also a nurse.

Chair Morley brought up the topic of possibly passing a rule to limit the number of trainees to three. In 2008 this will be one of the changes, but he would like to have the change take place earlier. There was discussion as to this topic, and Mr. Brown asked if

the rule could also add adequate supervision. Ms. Wismer stated there is currently a rule in place about adequate supervision, but the wording needs to be updated. The current wording is "registered" appraiser, and that classification is no longer used. They would like it start in 2007. A motion was made and passed to have Ms. Wismer create a draft rule for the next meeting.

Director Miller said the Division will be hiring another investigator. This position will be for an appraiser investigator, and interviewing should begin in the near future.

ENFORCEMENT REPORT, Jon R. Brown

Mr. Brown reported in the month of June the Division received 9 residential written complaints, opened 12 new residential cases, closed 4 residential cases and 4 commercial cases, screened and closed 5 residential cases, leaving the number open residential cases at 98, and 5 commercial cases.

In July there was 1 residential case opened for investigation, 1 residential case was closed, 3 residential complaints were screened and closed (no cases were opened), leaving the number of open residential cases at 98 and there are 5 commercial cases open. There were 2 residential and 1 commercial petitions/cease and desist orders issued.

EDUCATION/LICENSING, Mark Fagergren

Mr. Fagergren noted the statistics are going up every month. He said the testing company used by the Division, Promissor, has been bought by a company called Pearson Vue. This new company has a testing background which is different from other companies that have previously bought Promissor. The other companies were publishing companies which had little or no testing background.

Mr. Fagergren said the Division will be holding an Instructor Development Workshop on October 26 and 27, 2006. Pre-licensing instructors must attend these workshops at least once every two years. Continuing education instructors must attend every year.

Mr. Fagergren handed out a list of reviewing appraisers with comments from them. Ms. Westbroek stated she currently has 10 reviews and she is having trouble finding people to review these files. The Board has agreed to give a list of names to the Division so they can contact them.

REVIEW OF LIST:

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

- Kyle Blake, CR candidate
- Ron Ketchohyian, LA candidate
- Robin McAfee, LA candidate
- Deborah Nielsen, CG candidate
- James R. Stevens, CR candidate
- Sally Rebecca Homes, LA candidate
- Donna Kay Leighton, LA candidate

Allen D. Muhlestein, CR candidate
Dixie L. Page, LA candidate

Discipline List for Board Consideration
Shelley L. Shelamer, Sr.

LICENSE APPLICATION HEARINGS

10:00 William Troy Mercer – License Application
Raymond Roberts, Trainer

10:30 Timothy Drake – Disciplinary Hearing
Steve Kuhnhausen, Attorney
Witnesses: Bill York
Reed Sorenson
Jim Bolton

A motion was made to go into Executive Session from 12:12 p.m. to 1:03 p.m. This was a working lunch.

LICENSE APPLICATION HEARINGS (Continued)

1:06 Timothy Drake Hearing continued.

An Executive Session was held from 1:36 p.m. to 2:20 p.m.

2:25 Richard Scott – Experience Review
Brett Hansen, Trainer

RESULTS OF EXECUTIVE SESSION

Hearing Results

William Troy Mercer – Approved

Timothy Drake – Revoked

Richard Scott – Approved on the condition he purchase the most current edition of “The Appraisal of Real Estate.”

Discipline List for Boards Consideration

Shelley L. Shelamer, Sr. - Approved

The Board has agreed with the Division’s recommendations on the following list:

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

Kyle Blake, CR candidate

Ron Ketchohyian, LA candidate

Robin McAfee, LA candidate

Deborah Nielsen, CG candidate

James R. Stevens, CR candidate

Sally Rebecca Homes, LA candidate
Donna Kay Leighton, LA candidate
Allen D. Muhlestein, CR candidate
Dixie L. Page, LA candidate

The Board has approved a list of names to contact for the review committee:

John Draper, Riverside Appraisals
Russ Beeton, McKell Beeton & Winn
Brian Musso
Kent Vincent
Craig Day
Rick Lifferth
Howard Gurney

These individuals will be contacted to see if they are willing to serve, and if so, will be approved at the next meeting.

A motion was made to adjourn at 3:50 p.m.