

**APPRAISER LICENSING AND CERTIFICATION BOARD
HEBER M. WELLS BUILDING
ROOM 210, SECOND FLOOR
September 26, 2007
9:00 a.m.**

MINUTES

STAFF MEMBERS PRESENT

Derek B. Miller, Division Director
Dee Johnson, Enforcement Director
Mark Fagergren, Education/Licensing Director
Renda Christensen, Board Secretary
Carla Westbroek, Appraiser Licensing
Laurie Noda, Assistant Attorney General
Jim Bolton, Investigator
Ken Wamsley, Investigator

BOARD MEMBERS PRESENT

Lynn Christensen, Chair
Ron Smith, Board Member
Ambria Spencer, Board Member
Holly Christensen, Board Member participating via telephone

The September 26, 2007 meeting of the Appraiser Licensing and Certification Board began at 9:08 a.m. with Chair Christensen conducting.

The minutes of the August 22, 2007 meeting were found to have two errors. On page 2 under Education/Licensing report correction needs to change AQB to ASC Audit. On page 4 there is an error in a name that needs to be corrected from Jack Christopher to Jack Carpenter. A motion was made to accept the minutes as corrected.

DIVISION REPORTS

DIRECTOR'S REPORT, Derek B. Miller

Director Miller said it is the time of year when the Division starts to prepare for their proposal to the legislature on any fee changes. Last year the Division recommended fee changes be made, but the legislature did not allow any changes to fees in the Department of Commerce. After reviewing the increased number of licensees over the last year, Director Miller said that the fees are where they should be and would not be recommending any changes this year for the Appraisal industry.

The on-line Real Estate License Management System ("RELMS") is now functional. There are a number of things that all licensees can do now (i.e., order copies of licenses, license histories, changing affiliations in real estate and mortgage, etc.).

Last month there was discussion on bringing back the Technical Advisory Panel. The decision was to start with six advisors. Basically, these people are helping the Division by reviewing complaints received and doing a screening to summarize the violations seen of the

USPAP Standards. The second thing would be to provide some subject matter expertise on commercial appraising.

Ms. Noda gave an update on two pending rules. The public comment period has ended on September 14, 2007 and can be made effective as of September 22, 2007.

R162-102-1, Application. Appraiser candidates are currently allowed to follow a “segmented approach” in obtaining approval of their education or experience, which means that they can submit either component for approval independent of the other component. The segmented approach could erode public protection by allowing a person’s education or experience to become outdated before the person completes the licensing or certification process and starts practicing the profession. There was a motion made to approve the change made, and the motion passed unanimously.

R162-104-5, Experience Requirement. It has come to the attention of the Division of Real Estate that out-of-state persons who have no intention of acting as appraisers in Utah are obtaining appraiser licensure certification in Utah for the sole purpose of obtaining licensure or certification by reciprocity in their home states based on the Utah license or certification, thereby circumventing tougher licensure or certification procedures in their own state. This loophole can be closed by requiring candidates to demonstrate trainee experience gained in the appraisal of Utah properties will also help to ensure that the appraisers who are licensed or certified by the State of Utah are actually familiar enough with the Utah market to do a component job appraising Utah properties. There was a motion made to approve the change made, and the motion passed unanimously.

ENFORCEMENT REPORT, Dee Johnson

Mr. Johnson reported in August the Division received 10 complaints, 7 cases were screened, 4 cases were opened, 18 cases were closed, bringing total number down to 110 cases. That number will continue to drop. The ASC mentioned the number of backlogged cases and the length of time it was taking to close the cases.

EDUCATION/LICENSING, Mark Fagergren

Mr. Fagergren mentioned the RELMS system now currently on-line. Licensees in real estate and mortgage will be using the system more for different reasons, but the appraisers can open an account now to change their addresses, for example, and by tomorrow morning the database would be changed. As we go to on-line renewals for appraisers, they will become more accustomed to using the system.

Mr. Fagergren submitted the following lists for the Board’s review:

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

- Chad O. Baird, CR Candidate
- Jed R. Cook, LA Candidate
- Trisha Deming, CR Candidate
- Rich Fresques, LA Candidate
- Jared Michael Gleue, LA Candidate
- Kimberley G. Hansen, LA Candidate

Charles R. Kirton, Jr., LA Candidate
Jason Olson, LA Candidate
Michael H. Price, LA Candidate
Elizabeth H. Romero, LA Candidate
Jacob P. Throndsen, LA Candidate
Adam J. Coccimigllo, LA Candidate
Steven C. Darling, LA Candidate
Paul Aaron Dovenbarger, CG Candidate
Joel Frost, LA Candidate
Brett Hansen, CR Candidate
Warren J. Hutchinson, LA Candidate
David Mortimer, LA Candidate
Benjamn A. Priesler, CR Candidate
Travis Reeves, CG Candidate
Ambria L. Spencer, CR Candidate
Jon Whitlock, LA Candidate

Proposed List of Certified and Licensed Appraiser Applicants – Approved by Education and Not Approved by the Experience Review Committees:

Ryan S. Bishop, LA Candidate
Conner Cooper, LA Candidate
Annabel Martinez, LA Candidate
Scott T. Roberts, LA Candidate
W. Ken Cole, Jr., LA Candidate
Roxann Johnson, LA Candidate
Stacy L. Redmond, LA Candidate
Tiffany Sheppick, LA Candidate

Proposed List of Certified and Licensed Appraiser Applicants Approved Segmented Application for Education Pre-2008

Quinn Biesinger, LA Candidate
Shari R. Burgess, CG Candidate
Terry Dennis, LA Candidate
Angie Fennemore, LA Candidate
Michelle L. Kimball, CR Candidate
Amy Offinga, LA Candidate
Jessica Stevens, CR Candidate
Cynthia Tarr, LA Candidate
Kory Wilde, CR Candidate
Lisa J. Black, LA Candidate
Christopher J. Burton, LA Candidate
Christina Earnshaw, LA Candidate
Tyler A. Free, CG Candidate
Julie Narramore, LA Candidate
Linda S. Sheeran, LA Candidate
Jennifer Szczykowski, CR Candidate
Chelsie Dawn Young, LA Candidate

Disciplinary List for the Boards Consideration:

John Brady
Jeffrey G. Hayes
John Heller

Mr. Fagergren said the Division has 79 outstanding applications which are currently in the pipeline.

LICENSE APPLICATION HEARINGS – CLOSED TO PUBLIC

10:05 Adam T. Mulcock – Experience Review
Tom Mulcock, Father
Mr. Smith has declared he has had a teacher/student relationship with Adam Mulcock, but is not familiar with his work and does not believe it will affect his decision making ability.
Chair Christensen has declared he is friends with Tom Mulcock but does not know of Adam’s work and believes it will not affect his decision making ability.

11:05 Emily Pedersen – Experience Review

An Executive Session was held from 11:47 a.m. to 1:00 p.m. This was a working lunch. During this Session the Board made a telephone call to Vice Chair Holly Christensen, who is out today with the flu. Board Member Spencer is on the list to be approved for applicants approved by both Education and Experience Review Committees, and has to recuse herself. With this recusal, there is not a quorum to vote for the lists. Ms. Christensen completed the quorum so the vote could take place.

1:00 Clint Urry – Experience Review
Jason Urry, Uncle
Mr. Smith has declared he has had a teacher/student relationship with Clint Urry, but is not familiar with his work and does not believe it will affect his decision making ability.
Chair Christensen has declared he is friends with Jason Urry and does not believe it will affect his decision making ability.

Mr. Johnson had to leave for a meeting and Jim Bolton will be taking his place for the afternoon hearings.

2:00 Matthew V. Lucas – Experience Review
Lois Little, Salt Lake County Assessor
Chris Stavros, Salt Lake County Assessor
Colleen Robertson, Salt Lake County Assessor
Mr. Smith has declared he has had a teacher/student relationship with Matthew Lucas, but is not familiar with his work and does not believe it will affect his decision making ability.

CLOSED TO PUBIC

A motion was made to go into Executive Session from 3:07 p.m. to 3:27 p.m.

OPEN TO PUBLIC

RESULTS OF EXECUTIVE SESSION

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

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

Chad O. Baird, CR Candidate
Jed R. Cook, LA Candidate
Trisha Deming, CR Candidate
Rich Fresques, LA Candidate
Jared Michael Gleue, LA Candidate
Kimberley G. Hansen, LA Candidate
Charles R. Kirton, Jr., LA Candidate
Jason Olson, LA Candidate
Michael H. Price, LA Candidate
Elizabeth H. Romero, LA Candidate
Jacob P. Throndsen, LA Candidate
Adam J. Coccimigliio, LA Candidate
Steven C. Darling, LA Candidate
Paul Aaron Dovenbarger, CG Candidate
Joel Frost, LA Candidate
Brett Hansen, CR Candidate
Warren J. Hutchinson, LA Candidate
David Mortimer, LA Candidate
Benjamn A. Priesler, CR Candidate
Travis Reeves, CG Candidate
Ambria L. Spencer, CR Candidate – Ms. Spencer has recused herself from voting.
Jon Whitlock, LA Candidate

List of Certified and Licensed Appraiser Applicants – Approved by Education and Not Approved by the Experience Review Committees:

Ryan S. Bishop, LA Candidate
Conner Cooper, LA Candidate
Annabel Martinez, LA Candidate
Scott T. Roberts, LA Candidate
W. Ken Cole, Jr., LA Candidate
Roxann Johnson, LA Candidate
Stacy L. Redmond, LA Candidate
Tiffany Sheppick, LA Candidate

List of Certified and Licensed Appraiser Applicants Approved Segmented Application for Education Pre-2008

Quinn Biesinger, LA Candidate
Shari R. Burgess, CG Candidate – Mr. Smith has recused himself on this candidate.
Terry Dennis, LA Candidate

Angie Fennemore, LA Candidate
Michelle L. Kimball, CR Candidate
Amy Offinga, LA Candidate
Jessica Stevens, CR Candidate
Cynthia Tarr, LA Candidate
Kory Wilde, CR Candidate
Lisa J. Black, LA Candiate
Christopher J. Burton, LA Candiate
Christina Earnshaw, LA Candidate
Tyler A. Free, CG Candidate
Julie Narramore, LA Candidate
Linda S. Sheeran, LA Candidate
Jennifer Szczykowski, CR Candidate
Chelsie Dawn Young, LA Candidate

Disciplinary List for the Boards Consideration:

John Brady - Approved
Jeffrey G. Hayes - Approved
John Heller - Approved

A motion was made to adjourn at 3:20 p.m.