

**APPRAISER LICENSING AND CERTIFICATION BOARD
HEBER M. WELLS BUILDING
ROOM 210, SECOND FLOOR
October 24, 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
Jim Bolton, Investigator
Ken Wamsley, Investigator
Craig Livingston, Investigator

BOARD MEMBERS PRESENT

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

GUESTS

Jon Brown
Jeff Williams
Lois Little
Chris Stavros
Lee Gardner, Salt Lake County Assessor
Richard Burgi

The October 24, 2007 meeting of the Appraiser Licensing and Certification Board began at 9:05 a.m. with Chair Christensen conducting.

The minutes of the September 26, 2007 meeting approved as written.

DIVISION REPORTS

DIRECTOR'S REPORT, Derek B. Miller

Director Miller stated there were no draft rules to review for this meeting. He wanted to commend Mr. Fagergren and Mr. Johnson and the investigators on what good jobs they are doing for the Division. There will be a guest speaker today, Jon Brown.

ENFORCEMENT REPORT, Dee Johnson

Mr. Johnson reported in September the Division received 16 complaints, 11 cases were screened, 7 cases were opened, 16 cases were closed, leaving 101 open cases. Mr. Johnson said there were two Stipulations being presented to the Board today.

Mr. Johnson said that currently trainees must register with the Division but there is no time limit as to how long they can be trainees. The statute is limited and would require legislative change to add how long trainees have to complete the process. He also said there is no mention if they can revoke a trainee's registration. Mr. Johnson said he believes that trainees should be required to take continuing education to stay current with the rules. The ASC requires trainees to be licensed, but each state is on their own.

Mr. Jon Brown asked to speak to the Board. He said 2005 USPAP requires current listing comparables. Rule 106.7 requires analyzing listing histories of listed properties. He believes the rule needs to be changed to show the data on comps need to show a listing history for three years to prevent flipping of properties. Board Member Christensen said this would have an impact on the mortgage market because all appraisals are being scrutinized. There is a ripple effect going on. Director Miller supports Mr. Brown's recommendations. Board Member Smith said there is a problem with the MLS because they won't share their data on listings. Director Miller said he will speak to the industries about the problem.

EDUCATION/LICENSING, Mark Fagergren

Mr. Fagergren said the Division is at the peak in licensing and education. One of the items mentioned in the Federal audit was the time frame to on the submission of the applications. Currently, there are 90 applications outstanding with the breakdown as follows: 12 Ad Valoram applications, 35 Segmented applications, and 43 Fee Appraiser applications.

Mr. Fagergren reminded the Board and those in attendance that the Instructor Development Workshop will be on November 8 and 9, 2007. All Board members are invited to attend at no cost. The topics will cover teaching techniques, statutes and rule changes, and enforcement. He also said the next Division newsletter will be coming out at the first part of November.

Currently, the Board is scheduled to meet again on November 28th and a phone meeting on December 20th. The deadline imposed for applications is December 31, 2007, and we have been given a 30-day administrative time limit to get all applications processed. Mr. Fagergren suggested that the Board possibly meet for an additional meeting to help get the applications that need to be reviewed done before the end of the year.

LICENSE APPLICATION HEARINGS – CLOSED TO PUBLIC

10:30 Spencer Minson – Experience Review
 Trent Bodell, Supervisor

11:37 Danny W. Rager – Experience Review
 Vernon Meyer
 Board Member Smith has a student/teacher relationship with Mr. Ragner
 and is not familiar with his work and does not see any problem with his
 reviewing the applicant's work.

EDUCATION/LICENSING, Mark Fagergren (Continued)

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:

Corey Cook, LA Candidate
Travis Hall, CR Candidate
Brenda Hoyt, LA Candidate
Scott T. Jensen, CR Candidate
Paul McNaught, CR Candidate
Jeanette Moon, CR Candidate
Braken Petersen, LA Candidate
Matthew Wright, CR Candidate
Douglas Fairbanks, LA Candidate
Brian Hazlett, LA Candidate
Maureen D. Griffiths, LA Candidate
Dane Johnson, LA Candidate
Jeffrey P. Mitchell, LA Candidate
Zachary M. Nope, LA Candidate
Randy Whiting, LA Candidate

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

Sandra L. Baker, LA Candidate
J. Stewart Christensen, LA Candidate
J. Ryan Maddux, CR Candidate
Daniel Brent Tarr, CR Candidate
John Carter, CR Candidate
Brendon Dayton, LA Candidate
Braydon Platt, LA Candidate
Mark Tarr, LA Candidate

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

Brett Bills, CR Candidate
D. Christian Malmrose, LA Candidate
Spencer Hurst, CR Candidate
Hollie Rackham, LA Candidate

Disciplinary List for the Boards Consideration:

Jeffrey Williams
Joshua Haire

Review of Stipulations

Steve L. Hales
Dennis Berrett

1:15 Charla Watkins – Experience Review
Benita Loudermilk, Uintah County Assessor’s Office
Gayla Casper, Uintah County Assessor, Retired
Board Member Smith knows Ms. Watkins on a student/teacher

relationship but is not familiar with her work and feels that he would not have a problem with reviewing the applicant's work. Mr. Smith also knows Ms. Casper and does not believe it will be an issue.

2:15 Jordan R. Bate – Education Review
Board Member Smith served on the originally committee that denied Mr. Bate the first time he applied. Mr. Bate said he has no problem with Mr. Smith being on the Board to hear his case.

EDUCATION/LICENSING, Mark Fagergren (Continued)

CLOSED TO PUBLIC

A motion was made to go into Executive Session from 2:45 p.m. to 3:45 p.m.

OPEN TO PUBLIC

RESULTS OF EXECUTIVE SESSION

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

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Corey Cook, LA Candidate
Travis Hall, CR Candidate
Brenda Hoyt, LA Candidate
Scott T. Jensen, CR Candidate
Paul McNaught, CR Candidate
Jeanette Moon, CR Candidate
Braken Petersen, LA Candidate
Matthew Wright, CR Candidate
Douglas Fairbanks, LA Candidate
Brian Hazlett, LA Candidate
Maureen D. Griffiths, LA Candidate
Dane Johnson, LA Candidate
Jeffrey P. Mitchell, LA Candidate
Zachary M. Nope, LA Candidate
Randy Whiting, LA Candidate

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John Carter, CR Candidate
Brendon Dayton, LA Candidate

Braydon Platt, LA Candidate
Mark Tarr, LA Candidate

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Brett Bills, CR Candidate
D. Christian Malmrose, LA Candidate
Spencer Hurst, CR Candidate
Hollie Rackham, LA Candidate

Disciplinary List for the Boards Consideration:

Jeffrey Williams - Approved
Joshua Haire - Approved

Stipulations:

Steve L. Hales - Approved
Dennis Berrett - Approved

CLOSED TO PUBIC

A motion was made to go into Executive Session from 3:51 p.m. to 4:00 p.m.

A motion was made to adjourn at 4:04 p.m.