

MINUTES
ALABAMA REAL ESTATE APPRAISERS BOARD
HUNTSVILLE ALABAMA HILTON
HERITAGE ROOM II
HUNTSVILLE, ALABAMA
September 14, 2000

MEMBERS PRESENT:

Mr. Ronald Parker
Mrs. Jane Mardis
Mr. Steve Martin
Mr. Kenneth Keener
Mr. Gary Archer
Mr. Chester Mallory
Mr. Everett S. Brooks, Jr.

MEMBERS ABSENT:

Mr. R. L. Farmer, Jr.
Mr. Otis Stewart, Jr.

OTHERS PRESENT:

Mr. J.W. Holland, Jr.
Mr. Ken Diehl
Mrs. Lisa Brooks

GUESTS PRESENT:

Mr. Wilder H. Cheney
Ms. Melissa Hallmark
Mr. Michael C. Boswell
Mr. Bill Boswell
Mr. William Adams
Mr. Tom Griffin
Mr. Jeff Isbell
Mr. David Steenson
Mr. Christopher Looney
Mr. David McFall
Mr. Timothy Ryberg

Ms. Donna Huey
Mr. Carl Ezell
Mr. Alan Simmons
Mr. Richard Allison
Mrs. Elizabeth Simmons
Ms. Joan Spry
Ms. Katrenia Kier
Mr. J.D. Marcum

1.0 With quorum present Mr. Parker, Chairman called the meeting to order at 10:25 a.m. The meeting was held at the Huntsville Alabama Hilton, Heritage Room II, Huntsville, Alabama.

2.0 Members present were Mrs. Jane Mardis, Mr. Steve Martin, Mr. Kenneth Keener, Mr. Gary Archer, Mr. Chester Mallory, Mr. Everett Brooks, Jr. and Mr. Ronald Parker. Members absent were Mr. R.L. Farmer, Jr. and Mr. Otis Stewart, Jr.

At this time the Mr. Parker welcomed guests and introduced Board members.

3.0 On motion by Mr. Brooks and second by Mr. Keener the regular minutes for August 11, 2000 were approved as written. All in favor, motion carried.

3.2 On motion by Mr. Keener and second by Mr. Martin the Board voted to accept the proposed Consent Settlement on Mr. Cleabron Pullum. This Consent Settlement consists of a six-month suspension and submission of a log for Board review after the suspension is completed. All in favor, motion carried.

4.0 No legislative report at this time.

5.0 On motion by Mr. Mallory and second by Mr. Keener the following applications were voted on as listed. All in favor, motion carried.

5.1 **Trainee Real Property Appraiser applications approved:** Aubrey J. Anderson (Recip.)(GA).

5.2 **State Registered Real Property Appraiser application approved:** Joseph Steele.

5.3 **Licensed Real Property Appraiser application approved:** Seth D. Dettling. **Applications deferred:** Matthew M. Ingram.

5.4 **Certified Residential Real Property Appraiser applications approved:** Joseph N. Batrich, Donald S. Holyfield, Donna Huey, Michael W. Paradise, Robert E. Patton. **Application deferred:** Glenna Bradford. **Application denied:** Richard E. Whatley.

5.5 **Certified General Real Property Appraiser applications:** NONE

6.0 Mr. Mallory gave financial report to the Board. Mr. Mallory stated that we were 91% into the fiscal year and 82% into budget expenditures. Mr. Holland indicated there were no negative trends or patterns. On motion by Mrs. Mardis and second by Mr. Archer the Board voted to accept the financial report as read. All in favor, motion carried.

6.1 On motion by Mr. Mallory and second by Mrs. Mardis the following education courses and instructor recommendations were approved. All in favor, motion carried.

APPRAISAL INSTITUTE – ALABAMA CHAPTER

(C.E.) Regression Analysis in Appraisal Practice – 7 Hours - Approved
(Approved Instructor: Kenneth Lusht, Ph.D.)

CHARLES GABA REAL ESTATE INSTITUTE

(LIC) Fundamentals of Real Estate Appraisal – 45 Hours – Approved
(Approved Instructor: Charles Gaba)

(LIC) How to Use the URAR Form – 15 Hours – Approved
(Approved Instructor: Charles Gaba)

(C.E.) USPAP

(LIC) 15 Hours – Approved
(Approved Instructor: Charles Gaba)

(C.E.) Alabama Law/USPAP Update – 7 Hours – Approved
(Approved Instructor: Charles Gaba)

INTERNATIONAL RIGHT OF WAY ASSOCIATION

(C.E.) Course 100 – Principles of Land Acquisition – 32 Hours -

(LIC) Approved
(Approved Instructor: Ted Williams)

(C.E.) Course 200 – Principles of Real Estate Negotiation – 16 Hours –
Approved

(Approved Instructor: Ted Williams)

(C.E.) Course 400 – Principles of Real Estate Appraisal – 16 Hours – Approved

(Approved Instructor: Edmond Eslava, III)

(C.E.) Course 406 – USPAP – 15 Hours – Approved

(LIC) (Approved Instructor: William B. Milton)

(C.E.) Course 803 – Eminent Domain Law Basics for Right of

(LIC) Way Professionals – 16 Hours – Approved

(Approved Instructor: Ted Williams)

NATIONAL ASSOCIATION OF MASTER APPRAISERS

(C.E.) Course 109 – Appraising for Desktop Underwriting – 8 Hours – Approved

(Approved Instructor: Charles Bramlett)

(C.E.) Course 115 – HUD Valuation Conditions Report – 7 Hours – Approved

(Approved Instructor: Charles Bramlett)

SCHOOL OF REAL ESTATE CONCEPT

(C.E.) American National Standard for Single Family Residential Homes
7 Hours – Approved

(Approved Instructor: Hal M. Walls, Sr.)

(C.E.) Innovative Ways to Determine Land Size & Value – 7 Hours – Approved

(Approved Instructor: Hal M. Walls, Sr.)

At this time Mr. Parker explained to the guests the approval process for education courses and instructors.

6.2

Mr. Diehl discussed the disciplinary report with the Board. On July 18, 2000 a Certified General Real Property Appraiser signed a Consent Settlement Order in connection with an appraisal of a single-family residential property. The terms of the consent settlement include a private reprimand and completion of a Board approved 15-hour USPAP course. On July 24, 2000 Silas Williams (R00282), a Certified Residential Real Property Appraiser, signed a Consent Settlement Order in connection with an appraisal of a 24-unit apartment complex. The terms of the consent settlement include a public reprimand, an administrative fine of \$1,000 and completion of a Board approved 15-hour USPAP course.

Additionally, Mr. Williams' license was suspended for 90 days with the suspension stayed conditional upon a submittal on a monthly basis of an appraisal log of all appraisals completed during the six months immediately following the effective date of the Consent Settlement Order. On August 7, 2000 Frederick Hall (G00077), a Certified General Real Property Appraiser, signed a Consent Settlement Order in connection with an appraisal of a proposed 74-unit condominium complex. The terms of the consent settlement include a public reprimand, an administrative fine of \$650, completion of a Board approved 16-hour Sales Comparison course with exam, and completion of a Board approved 16-hour Income Approach course with exam. On August 8, 2000 Maurice Bell, Jr. (G00075), a Certified General Real Property Appraiser, signed a Consent Settlement Order in connection with an appraisal of a proposed 74-unit condominium complex. The terms of the consent settlement include a public reprimand, an administrative fine of \$650, completion of a Board approved 16-hour Sales Comparison course with exam, and completion of a Board approved 16-hour Income Approach course with exam.

Mr. Diehl also discussed graphs on disciplinary statistics included in the Board books. Mr. Parker asked Mr. Diehl to discuss the disciplinary process with the guests.

- 6.2.1 Mr. Diehl discussed Probable Cause AB-00-45. On motion by Mrs. Mardis and second by Mr. Archer the Board voted that probable cause did exist and to proceed with formal investigation. All in favor, motion carried.
- 6.3 No new reciprocal states to report since last meeting.
- 6.4 The following reciprocal license was issued: Aubrey J. Anderson (T)(GA)
- 7.0 The temporary permit report was provided to the Board for their information.
- 8.0 Mr. Holland informed the Board that our agency was now being recommended for the 3rd. investigator position with one being a Supervisory Investigator. All investigators will be certified appraisers. It is on the agenda for the September 18, 2000 meeting of the State Personnel Board.

Mr. Holland included in the Board books a copy of the resume of Ms. Neva Conway, the new attorney to be for the Board. Mr. Holland stated that she would be hired on or about October 7, 2000 at a salary of \$52,500 annually and after her six-month probationary period she would be making \$55,000 annually.

Mr. Holland also included in the books a copy of the resignation of AARO President, Linda Riddell.

Mr. Holland brought to the Board's attention information from ASB and AQB included in their books.

Mr. Holland also included in the Board books a memo from Linda Riddell discussing the elimination of the de Minimis. Mr. Holland stated that the Board had previously voted to be in favor of this action and our position had been made know to AARO.

Mr. Holland discussed the AARO Conference in Washington with the Board. He asked the members who were going to attend this conference to give him their planned arrival and departure dates in order to request out-of-state travel.

At this time Mr. Parker discussed the role of the supervisory appraiser/trainee responsibility and relationship with the guests.

9.0 Meeting adjourned at 12:15 p.m.

Sincerely,

Lisa Brooks
Executive Secretary

LB

APPROVED: _____
Ronald Parker, Chairman