

MINUTES
ALABAMA REAL ESTATE APPRAISERS BOARD
RSA UNION STREET
SUITE 370
MONTGOMERY, ALABAMA
May 20, 2010

MEMBERS PRESENT:

Mr. Fred Crochen (Chairman)
Mr. Chris Pettey (Vice-Chairman)
Mr. Joseph Lundy
Mr. Joseph Lambert, departing at 12:35 p.m.
Mrs. Cornelia Tisher
Mrs. Dot Wood
Mr. Chester Mallory, arriving at 8:29 a.m.
Mr. Kenneth D. Wallis, III
Mr. Mark Moody

MEMBERS ABSENT:

Mrs. Myra Pruitt

OTHERS PRESENT:

Mrs. Lisa Brooks, Executive Secretary
Ms. Neva Conway, Legal Counsel
Mrs. Carolyn Greene, Executive Secretary
Mr. Joe Dixon, Investigator
Mr. Sam Davis, Investigator

GUESTS PRESENT:

Ms. Penny Nichols, Certified Residential Real Property Appraiser, Millbrook, AL
Mr. Jimmy Sutherland, Certified Residential Real Property Appraiser, Millbrook, AL
Mr. Steve York, Trainee Real Property Appraiser, Birmingham, AL

- 1.0 With quorum present Mr. Fred Crochen, Chairman, called the meeting to order at 8:25 a.m. Mrs. Carolyn Greene, Executive Secretary, recorded the minutes. The meeting was held at the RSA Union Building, 100 N. Union Street, 3rd Floor Conference Room, Montgomery, Alabama. Prior notice of the meeting was posted on the Secretary of State's website on December 1, 2009 in accordance with the Alabama Open Meetings Act.
- 1.1 The meeting was opened with prayer by Mr. Lundy followed by the Pledge of Allegiance.
- 2.0 Mr. Crochen welcomed the guests present and asked Board Members to introduce themselves. Members present were Mr. Fred Crochen, Mr. Joseph Lundy, Mr. Chris Pettey, Mr. Joseph Lambert, Mrs. Dot Wood, Mrs. Cornelia Tisher, Mr. Kenneth D. Wallis, III, Mr. Mark Moody and Mr. Chester Mallory. Member absent was Mrs. Myra Pruitt.

3.0 On motion by Mr. Lambert and second by Mr. Lundy, the regular minutes for March 18, 2010 were approved as written. Motion carried by unanimous vote.

Ms. Conway conducted the swearing in ceremonies of new Board member Mr. Mark Moody, replacing Mrs. Myra Pruit, and re-appointed Boards member Mr. Joseph Lundy and Mr. Fred Crochen. Mrs. Brooks welcomed Mr. Moody and told him that she looked forward to working with him.

At this time Mrs. Brooks, expressed her gratitude for the out-going Board member, Mrs. Myra Pruit, for her service to the Board and Mrs. Brooks' pleasure in working with Mrs. Pruit during her tenure. Mrs. Pruit's Proclamation of Appreciation from Governor Riley for his service to the Board will be mailed to her.

Mrs. Brooks opened nominations for the Chairman and Vice-Chairman positions. Mrs. Brooks opened nominations for the Chairman position. Mr. Lundy nominated Mr. Pettey as Chairman. On motion by Mr. Lundy and second by Mr. Crochen the nominations were closed. The Board voted to elect Mr. Pettey as Chairman of the Board. Motion carried by unanimous vote.

Mrs. Brooks opened nominations for the Vice-Chairman position. Mr. Crochen nominated Mr. Lundy as Vice-Chairman. Mrs. Wood nominated Mrs. Tisher as Vice-Chairman. On motion by Mr. Crochen and second by Mrs. Wood, the nominations were closed. The Board voted to elect Mr. Lundy as Vice-Chairman of the Board. Those in favor of Mr. Lundy were Mr. Crochen, Mr. Pettey, Mr. Moody, Mr. Lundy and Mr. Wallis. Those in favor of Mrs. Tisher were Mrs. Wood, Mrs. Tisher, Mr. Mallory and Mr. Lambert. Motion carried.

At this time, the Board posed for a new Board photograph with new member, Mr. Moody.

3.2 Ms. Conway informed the Board that she is in the process of setting a number of hearings.

4.0 Ms. Conway discussed the failure of the proposed AMC legislation, HB490 and SB351.

Ms. Penny Nichols addressed the Board regarding her work with HB490 and SB351 and her thoughts on what could be done next year if another Bill is introduced.

The Board discussed what should be done before a bill is introduced in the next Legislative session. The Legislative Committee will meet on July 14th to discuss the matter and report to the Board at the July 15th Board meeting.

At this time, Mr. Pettey made Committee appointments. On motion by

Mr. Lambert and second by Mr. Lundy the Committee appointments were unanimously approved.

5.0 On motion by Mr. Lambert and second by Mrs. Wood the following applications were voted on as listed. Motion carried by unanimous vote.

5.1 **Trainee Real Property Appraiser applications approved:** Seth Fillingham, Susanna Fillingham and Theodore Mazzei. **Applications deferred:** None. **Applications denied:** None.

5.2 **State Registered Real Property Appraiser applications approved:** Charles G. Curry. **Applications deferred:** Rebecca B. Hicks. **Applications denied:** None.

5.3 **Licensed Real Property Appraiser applications approved:** None. **Applications deferred:** Steven W. Kendrick. **Application denied:** None.

5.4 **Certified Residential Real Property Appraiser applications approved:** William G. Babcock, Elizabeth Courson, Ryan H. Manning and Edward Namey, II (Recip.)(MO). **Applications deferred:** Barbara Kennedy and Charles M. Roberson. **Applications denied:** John W. Kidd, Jr. and Nick Musso.

5.5 **Certified General Real Property Appraiser applications approved:** Clinton Bogart (Recip.)(TX), Tony Hallman, John A. Kilpatrick (Recip.)(GA), Norman W. LeZotte (Recip.)(GA), Ragan Lonnergan, Kyung H. Min (Recip.)(GA), Jeffrey T. Rouse (Recip.)(GA), Christopher Singleton (Recip.)(SC), and Janice M. Wildman (Recip.)(TX). **Applications deferred:** Howard Grigsby. **Applications denied:** None.

5.6 **Mentor applications approved:** Alan Darling and Edward Travis. **Applications deferred:** John R. Wilson. **Applications denied:** None.

6.0 Mr. Mallory discussed the financial report with the Board. Mr. Mallory stated that the Board was 58% into FY 10 and 52% into budget expenditures, and that there were no negative trends that could not be reconciled at this time. On motion by Mr. Crochen and second by Mr. Lambert, the Board voted to approve the Financial Report. Motion carried by unanimous vote.

The Board discussed the negative trend that the 606 Fund is taking and a possible license fee increase. On motion by Mr. Crochen and second by Mr. Lambert, the Board voted to have the Board's accountant create a plan to reverse the negative trend. Motion carried by unanimous vote.

6.1 On motion by Mr. Lambert and second by Mr. Crochen, the following education courses and instructor recommendations were approved, deferred, or denied as indicated.

APPRAISAL INSTITUTE – NATIONAL

- (CE) Advanced Income Capitalization - 33 Hours - Classroom
(Instructors: Harry Holzhauer & Stephen Roach)
Both Course and Instructors Approved

- (CE) Whatever Happened to Quality Assurance in Residential Appraisals - 7 Hours - Classroom
(Instructor: Kathy Coon)
Both Course and Instructor Approved

- (CE) Using Spreadsheet Programs in Real Estate Appraisals-The Basics - 7 Hours - Classroom
(Instructor: Mark Rattermann)
Both Course and Instructor Approved

- (CE) Analyzing the Effects of Environmental Contamination of Real Property - 7 Hours - Classroom
(Instructor: Thomas Jackson)
Both Course and Instructor Approved

- (CE) Market Analysis & Market Forecasting - 8 Hours - Classroom
(Instructors: Stephen Pyhrr, Terry Dunkin, Douglas Sawyer, Richard Wincott, Charles DiRocco, Glenn Mueller, Jay Lucas, Grant Thrall, Jim Amorin, Norm Miller, and Paul Bishop)
Both Course and Instructors Approved

- (CE) Advanced Market Analysis and Highest & Best Use - 33 Hours - Classroom
(Instructors: David Lennhoff and Robert Dunham)
Both Course and Instructors Approved

APPRAISAL INSTITUTE – ALABAMA CHAPTER

- (LIC) Basic Appraisal Principles – 30 Hours – Classroom
(Instructor: James B. Atwood)
Both Course and Instructor Approved

- (CE) Residential Design: The Makings of a Good Home – 7 Hours – Classroom
(Instructor: Mark Smeltzer)
Both Course and Instructor Approved

CAREER WEBSCHOOL

- (LIC) An FHA Single Family Appraisal - 15 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved

- (CE) An FHA Single Family Appraisal - 14 Hours – Online
(Instructor: AM Bud Black)

Both Course and Instructor Approved

MCKISSOCK, LP

- (CE) Risky Business: Ways to Minimize Liability - 7 Hours – Classroom
(Instructor: Steve Vehmeier)
Both Course and Instructor Approved
- (CE) The Changing World of FHA Appraising - 7 Hours – Classroom
(Instructor: Steve Vehmeier)
Both Course and Instructor Approved
- (CE) REO and Short Sale Appraisal Guidelines - 4 Hours – Classroom
(Instructor: Steve Vehmeier)
Both Course and Instructor Approved
- (CE) ERC: Techniques for Relocation Appraisals - 7 Hours – Classroom
(Instructor: Steve Vehmeier)
Both Course and Instructor Approved
- (CE) Sales Verification: Policies, Procedures & Case Studies - 7 Hours – Classroom
(Instructor: Steve Vehmeier)
Both Course and Instructor Approved
- (CE) HVCC and the Future of Appraising: Taking Back Our Profession - 4 Hours – Classroom
(Instructor: Steve Vehmeier)
Both Course and Instructor Approved

UNIVERSITY OF SOUTH ALABAMA

- (CE) Basic Commercial Real Estate Financial Analysis – 3 Hours – Classroom
(Instructor: Donald Epley)
Instructor Approved

The motion carried by unanimous vote.

Mrs. Brooks discussed a request from Mr. Greg Hartley for continuing education credit to attend “The ‘Train the Trainer’ Event”. On motion by Mr. Wallis and second by Mr. Lambert, the Board voted to request a timeline for the course from Mr. Hartley before making a decision on granting continuing education credit. Motion carried by unanimous vote.

Ms. Conway discussed, with the Board, a draft of a letter to Mr. Everett Brooks, regarding Mr. Brooks’ suspension as a Certified USPAP instructor by the Appraisal Foundation. On motion by Mr. Lundy and

second by Mrs. Wood, the Board voted to send a letter to Mr. Brooks. Motion carried by unanimous vote.

Ms. Conway discussed charging course approval application fees to the Appraisal Institute – Alabama Chapter for courses that have already been approved through the Appraisal Institute – National Chapter. On motion by Mr. Wallis and second by Mrs. Wood, the Board voted to continue charging the Appraisal Institute – Alabama Chapter for course approval. Mr. Pettey was in opposition. Motion carried.

6.2

The Board reviewed the following disciplinary reports.

AB-07-39 On March 18, 2010, the Board entered an order revoking the privilege of temporary practice of Georgia Certified General Real Property appraiser, Elbert Jenkins, and assessing an administrative fine of \$8,000. Respondent accepted an appraisal assignment in Alabama, completed the assignment and transmitted the appraisal without first applying for and obtaining a temporary permit. The Board received a complaint and requested a copy of the appraisal. Jenkins provided a copy of the appraisal dated after the issuance of the temporary permit. Further, land sales utilized by Jenkins were subject to zoning restrictions and price controls that did not apply to the subject property. The restrictions and price controls were not mentioned or adjusted in the appraisal report. Jenkins stated the intended use of the appraisal was for purchasing purposes. The client's intended use was for financing purposes. Jenkins states the subject is 4.8 acres and improvements thereon. The legal description and plat map show a 20-acre parcel. Jenkins does not identify the subject as a physical segment of the whole parcel. The neighborhood map and flood map identifying the subject indicate a location on Clinton Avenue in downtown Huntsville, Alabama. The subject is located 20 miles east of downtown. The appraisal report does not state a hypothetical condition of proposed construction and installation of equipment. Jenkins failed to report the three-year sales history of the subject. The violations were: Ethics Rule of Conduct, Ethics Rule of Record Keeping, Standards Rule 1-1(b), Standards Rule 1-2(b), Standards Rule 1-2(e)(i), Standards Rule 1-2(e)(v), Standards Rule 1-5(b), USPAP 2006 Ed.; § 34-27A-20(a)(6) and § 34-27A-20(a)(9), Code of Alabama 1975.

AB-09-19 On March 18, 2010, the Board approved a Consent Settlement Order and issued a private reprimand to a Certified General Real Property Appraiser. Licensee also agreed to pay a \$750 administrative fine. The licensee utilized a comparable sale that was split foyer home with a total of 2,300 square feet of finished living area located on the main level and in the finished basement area. The subject property is a one and half story home containing 1,988 square feet. The licensee utilized the room count and the total square footage of the comparable sale as above grade living area and made adjustments to said comparable as if the room count and living area was all above grade. The licensee incorrectly measured the upper level of the residence and over stated the upper floor area by 175 square feet. When any portion of the work

involves significant real property appraisal assistance, the appraiser must summarize the extent of that assistance. Another certified appraiser gave significant appraisal assistance in this assignment but the person's assistance was not disclosed in the report. It is also noted no disclosure was made in the report of the identity of anyone giving assistance in the assignment. The violations were: Standards Rule 1-1(a), Standards Rule 1-1(b), Standards Rule 2-2(b)(vii), Standards Rule 2-3, USPAP 2008-2009 Ed.; § 34-27A-20(a)(6), Code of Alabama 1975.

AB-09-24 On March 18, 2010, the Board approved a Consent Settlement Order and issued a public reprimand to Certified General Appraiser Roger M. Pugh, G00162. Licensee developed the sales comparison approach on data inaccurately recorded from the data source. Licensee analyzed the design of comparable #1 as a one story and comparable #2 as a 1.5 story when the data source indicates both comparables as 1.7 story homes. Licensee failed to state, analyze and adjust for the design of comparables #1 and #2, according to the actual data source used in the appraisal. Licensee stated the porch/patio/deck as the actual data source used in the appraisal. Licensee stated the porch/patio/deck as unknown in comparable #1, when the data source states porches. Licensee failed to state, analyze and adjust for the porches of comparable #1, according to the data source used in the appraisal. Licensee stated, analyzed and adjusted for a room count of 10/4/1 in comparable #1, when the data source reports the room count as 10/5/4.5. Licensee failed to state, analyze and adjust for the correct bedroom and bath count. Licensee stated, analyzed and adjusted for a room count of 8/3/2 in comparable #2, when the data source reports the room count as 8/3/2.5. Licensee failed to state, analyze and adjust for the bath count, according to the data source used in the appraisal. Licensee stated, analyzed and adjusted for a room count of 11/5/4 in comparable #3, when the actual data source reports the room count as 11/5/4.5. Licensee failed to state, analyze and adjust for the bath count, according to the data source used in the appraisal. Licensee stated in the executive summary of parcel #1, the estimated value by the direct sales comparison or market approach was n/a. The sales comparison approach was developed within the appraisal report. Licensee when stating the three (3) reporting options for appraisal reports misstated self contained appraisal report as "complete analysis". Complete analysis is not a reporting option for appraisals. Licensee stated "follows is a standard URAR form 1004 which is the standard single family residential appraisal form." The report did not contain the complete URAR 1004 form, but page 1 and page 2 of the 6 page URAR report. Licensee indicated and stated a large horse barn and large pool as off-site improvements, when these were on-site improvements. Licensee failed to accurately state the true date and verification source of the comparables used in the sales comparison approach. Licensee stated courthouse records, when the Licensee actually used a private data source for information. Licensee failed to clear and accurately state the sale or transfer history of the subject and comparables within the appraisal report. The indicated and stated data within the appraisal report were conflicting and misleading to the user of the report. Licensee stated the appraisal was a "complete appraisal", when the cost approach and

income approach were not developed. Licensee failed to provide sufficient information throughout the report, when stating market value to include the wording “retrospective market value” to describe the type of market value appraised. Licensee failed to provide sufficient information for the intended user to understand the scope of work for each parcel of property in the appraisal assignment. The scope of work for the complete appraisal assignment was stated together in one section, which was confusing as to the actual scope of work performed for each parcel. Licensee failed to provide sufficient information to the intended user; the source for the definition of market value stated in the appraisal report was not the most current edition at the time of the appraisal. Licensee failed to provide sufficient information to the intended user to understand the data source of the map reference stated in the report. Licensee failed to provide sufficient information to the intended user to understand the FEMA map number and FEMA map date analyzed within the appraisal report. Licensee failed to provide sufficient information to the intended user to understand the effective age of 10-12 years assigned to a 40 year old home. Licensee failed to provide sufficient information to the intended user to understand the number of comparable properties or the price range of the comparable properties in the subject neighborhood. Licensee failed to provide sufficient information to the intended user to understand the number of comparable sales in the subject neighborhood within the past 12 months. Licensee failed to provide sufficient information to the intended user to understand the proximity to the subject of comparable #2 and comparable #3 in the sales comparison approach. Licensee failed to provide sufficient information to the intended user to understand the sale and finance concessions of the comparables in the sales comparison approach. Licensee failed to provide sufficient information to the intended user to understand in comparable #1, how the room count was none for a finished basement area in the sales comparison approach. Licensee failed to provide sufficient information to the intended user to understand incomparable #2 and comparable #3, the site area adjustment was a minus adjustment, when the site area was a smaller area than the subject’s site area. Subject’s topography was very hilly with inferior marketability to the comparables. Licensee failed to provide sufficient information to the intended user to understand the outdated appraisal term “complete appraisal”. The cost approach and income approach were not developed within the appraisal report, which the term “complete appraisal” would suggest. The use of the term “complete appraisal” in the appraisal report was misleading as to the content and type of appraisal report. Licensee failed to state the scope of work specific for the subject property (parcel #1) within the report. The scope of work stated in the appraisal report contained information for three different parcels of properties appraised. The information stated was not specific to the subject and parts of the stated scope of work did not apply to the subject (parcel 1). Licensee failed to explain the exclusion of the cost approach and income approach within the report. Licensee stated the approaches had very little relevance and were omitted but did not explain the exclusion of the approaches. The violations were: Ethics Rule of Conduct, Ethics Rule of Record Keeping, Standards Rule 1-1(b), Standards Rule 1-4(a), Standards Rule 2-1(a),

Standards Rule 2-1(b), Standards Rule 2-2(b)(vii), Standards Rule 2-2(b)(viii), USPAP 2008-2009 Ed.; §§ 34-27A-20(a)(6), Code of Alabama 1975.

Ms. Conway discussed with the Board the investigative status charts. Ms. Conway informed the Board 12 new complaints were received since the March 2010 Board meeting, 12 complaints were dismissed, and 6 complaints were settled, leaving a total of 82 open complaints.

Ms. Conway discussed the Appraisal Foundation Exposure Draft of the Voluntary Disciplinary Action Matrix. One motion by Mr. Wallis and second by Mr. Lambert, the Board voted to table the discussion of the Voluntary Disciplinary Action Matrix until the July Board meeting.

Ms. Conway discussed an email from Mr. Charles Robert Jones, III, requesting an extension to pay his monthly administrative fine installments that are in arrears, and additional time to take the Appraisal Procedures course required under his Consent Settlement Order. On motion by Mr. Lundy and second by Mr. Wallis, the Board voted to deny Mr. Jones' request. Motion carried by unanimous vote.

Ms. Conway discussed a request from Mr. Roger Pugh for an extension to take the Appraisal Procedures course required under his Consent Settlement Order. On motion by Mr. Lundy and second by Mrs. Wood, the Board voted to deny Mr. Pugh's request. Those in favor were Mr. Lundy, Mrs. Wood, Mr. Crochen, and Mrs. Tisher. Those against the motion were Mr. Pettey, Mr. Moody, Mr. Mallory, Mr. Wallis and Mr. Moody. Motion failed.

On motion by Mr. Wallis and second by Mr. Lambert, the Board voted to grant Mr. Pugh 10 (ten) days to complete the required course. Those in favor of the motion were Mr. Moody, Mr. Mallory, Mrs. Tisher, Mr. Wallis, Mr. Pettey and Mr. Lambert. Mr. Lundy, Mr. Crochen, and Mrs. Wood opposed the motion. Motion carried.

6.2.1 The Board reviewed Probable Cause Report **AB-09-51**: With Mr. Pettey and Mr. Lambert recusing, on motion by Mr. Lundy and second by Mr. Crochen, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-09-84**: With Mr. Pettey and Mr. Lambert recusing, on motion by Mr. Lundy and second by Mr. Wallis, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-09-85**: With Mr. Lundy and Mrs. Wood recusing, on motion by Mr. Wallis and second by Mr. Lambert, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does exist and to set case for

hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-09-090**: With Mr. Lundy and Mrs. Wood recusing, on motion by Mr. Mallory and second by Mr. Lambert, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does not exist and to dismiss this case. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-09-95**: With Mr. Lundy and Mrs. Wood recusing, on motion by Mr. Mallory and second by Mr. Lambert, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-09-100**: On motion by Mr. Lundy and second by Mr. Lambert, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does not exist and to dismiss this case. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-09-101**: On motion by Mr. Lundy and second by Mr. Lambert, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does not exist and to dismiss this case. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-09-102**: On motion by Mr. Lundy and second by Mr. Lambert, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does not exist and to dismiss this case. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-09-103**: On motion by Mr. Lundy and second by Mr. Lambert, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does not exist and to dismiss this case. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-09-104**: On motion by Mr. Lundy and second by Mr. Lambert, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-09-105**: On motion by Mr. Lundy and second by Mr. Lambert, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does not exist and to dismiss this case. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-09-106**: On motion by Mr. Lundy and second by Mr. Lambert, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does not exist and to dismiss this case. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-10-005**: On motion by Mr. Lundy and second by Mr. Lambert, the Board voted to accept the

Disciplinary Committee's recommendation that probable cause does not exist and to dismiss this case. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-10-009**: On motion by Mr. Lundy and second by Mr. Lambert, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does not exist and to dismiss this case. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-10-010**: On motion by Mr. Lundy and second by Mr. Lambert, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-10-011**: On motion by Mr. Lundy and second by Mr. Lambert, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does not exist and to dismiss this case. Motion carried by unanimous vote.

The Board reviewed Request for Board Initiated Complaint **AB-10-29 companion case to AB-10-30**: On motion by Mr. Lundy and second by Mrs. Wood, the Board voted to open a formal investigation. Motion carried by unanimous vote.

The Board reviewed Request for Board Initiated Complaint **AB-10-30 companion case to AB-10-29**: On motion by Mr. Lundy and second by Mrs. Wood, the Board voted to open a formal investigation. Motion carried by unanimous vote.

The Board reviewed Request for Board Initiated Complaint **AB-10-31 companion case to AB-10-32**: On motion by Mr. Lundy and second by Mrs. Wood, the Board voted to open a formal investigation. Motion carried by unanimous vote.

The Board reviewed Request for Board Initiated Complaint **AB-10-32 companion case to AB-10-31**: On motion by Mr. Lundy and second by Mrs. Wood, the Board voted to open a formal investigation. Motion carried by unanimous vote.

The Board reviewed Request for Board Initiated Complaint **AB-10-33 companion case to AB-10-34**: On motion by Mr. Lundy and second by Mrs. Wood, the Board voted to open a formal investigation. Motion carried by unanimous vote.

The Board reviewed Request for Board Initiated Complaint **AB-10-34 companion case to AB-10-33**: On motion by Mr. Lundy and second by Mrs. Wood, the Board voted to open a formal investigation. Motion carried by unanimous vote.

On motion by Mr. Lundy and second by Mrs. Wood, the Board voted to open investigations on the three appraisals reviewed in the Nancy White reconsideration hearing.

- 6.2.2 There were no Consent Settlement Orders to review at this time.
- 6.3 The following reciprocal licenses were issued since last meeting: Clinton Bogart (G)(TX), John A. Kilpatrick (G)(GA), Norman W. LeZotte (G)(GA), Kyung H. Min (G)(GA), Edward Namey, II (R)(GA), Jeffrey T. Rouse (G)(MO), Christopher N. Singleton (G)(SC) and Janice M. Wildman (G)(TX).
- 7.0 The Temporary Permit report was provided to the Board for their information.
- 8.0 Mrs. Brooks included, for Board information, letters from Governor Bob Riley confirming the re-appointments of Mr. Fred Crochen and Mr. Joseph Lundy to the Board for a second term.
- Mrs. Brooks included, for Board information, an email from Mr. Everett Brooks regarding the AMC Legislation.
- Mrs. Brooks discussed the following items:
- An email from Mr. Talmon Murphy requesting experience credit for internal bank reviews that he performs in other states. The Board concurred that these reviews should fall under the same guidelines in the Experience Handbook as other residential or general appraisal reviews, and shall be worth 20% of the points awarded for that type appraisal.
 - An email from Ms. Emily Bryars requesting that no limit be placed on the number of demonstration appraisals that can be counted for experience credit. After much discussion, The Board agreed to table this issue until the July, 2010 Board Meeting.
 - A letter from Mr. Nathaniel Washington requesting an extension of his examination approval period. On motion by Mr. Wallis and second by Mrs. Wood, the Board voted to deny Mr. Washington's request. Mr. Crochen abstained. Motion carried.
 - A letter from Sizemore and Sizemore requesting a waiver from the regulations requiring Mentors, Mr. Steven G. Burak and Mr. Jack P. Fillingham, to jointly inspect the first 50 subject properties with Trainees Ms. Susanna Fillingham and Mr. Seth Fillingham. On motion by Mr. Lundy and second by Mr. Mallory, the Board voted to deny this request. Motion carried by unanimous vote.
- 9.0 Mrs. Brooks discussed a letter from Mr. Hugh Griffith requesting that the Board adopt an Inactive Status for Licensees. Mrs. Brooks also discussed a memo from Mrs. Karen Harlow, outlining the inactive or retired status regulations from Arkansas, Florida, Georgia, Kansas, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee and Texas. On motion by Mr. Wallis and second by Mr. Mallory, the Board

voted to table this issue for further discussion and appointed an ad hoc committee to study the matter. Motion carried by unanimous vote.

Mrs. Brooks discussed obtaining ID badges for the Board members. Mrs. Greene will set up an appointment to have the ID photos taken during the July Board meeting.

10.0 There was no new business to discuss.

RE-CONSIDERATION HEARINGS

At 09:00 a.m., Mr. Pettey convened the re-consideration hearing for Mr. Steve York on his application to upgrade from Trainee Real Property Appraiser to Certified Residential Real Property Appraiser.

At 09:41 a.m. on motion by Mr. Lundy and second by Mr. Wallis, the Board voted to enter Executive Session to deliberate. Those in favor were Mr. Fred Crochen, Mr. Chester Mallory, Mr. Joseph Lundy, Mr. Joseph Lambert, Mrs. Cornelia Tisher, Mrs. Dot Wood, Mr. Kenny Wallis, Mr. Mark Moody and Mr. Chris Pettey. Motion carried by unanimous vote.

At 09:50 a.m. on motion by Mrs. Wood and second by Mr. Lambert, the Board voted to re-enter regular session. Those in favor were Mr. Fred Crochen, Mr. Chester Mallory, Mr. Joseph Lundy, Mr. Joseph Lambert, Mrs. Cornelia Tisher, Mrs. Dot Wood, Mr. Kenny Wallis, Mr. Mark Moody and Mr. Chris Pettey. Motion carried by unanimous vote.

On motion by Mrs. Wood and second by Mr. Lambert, the Board voted to defer Mr. York's application for a Certified Residential Real Property Appraiser license for two months. Mr. York will submit an addendum log for appraisals completed through the end of May. Mrs. Wood will select and review new samples to determine if Mr. York should be approved to upgrade to Certified Residential. Those in favor were Mr. Fred Crochen, Mr. Chester Mallory, Mr. Joseph Lundy, Mr. Joseph Lambert, Mrs. Cornelia Tisher, Mrs. Dot Wood, Mr. Ken Wallis, Mr. Mark Moody and Mr. Chris Pettey. Motion carried by unanimous vote.

At 09:55 a.m., Mr. Pettey convened the re-consideration hearing for Ms. Nancy White on her application to upgrade from Trainee Real Property Appraiser to Licensed Real Property Appraiser. Mr. Seth Grissom, Attorney, represented Mrs. White.

At 10:35 a.m. on motion by Mr. Lundy and second by Mr. Mallory, the Board voted to enter Executive Session to deliberate. Those in favor were Mr. Fred Crochen, Mr. Chester Mallory, Mr. Joseph Lundy, Mr. Joseph Lambert, Mrs. Cornelia Tisher, Mrs. Dot Wood, Mr. Kenny Wallis, Mr. Mark Moody and Mr. Chris Pettey. Motion carried by unanimous vote.

At 10:45 a.m. on motion by Mr. Lundy and second by Mr. Mallory, the

Board voted to re-enter regular session. Those in favor were Mr. Fred Crochen, Mr. Chester Mallory, Mr. Joseph Lundy, Mr. Joseph Lambert, Mrs. Cornelia Tisher, Mrs. Dot Wood, Mr. Kenny Wallis, Mr. Mark Moody and Mr. Chris Pettey. Motion carried by unanimous vote.

On motion by Mrs. Wood and second by Mr. Wallis, the Board voted to deny Mrs. White's application for a Licensed Real Property Appraiser. Those in favor were Mr. Fred Crochen, Mr. Chester Mallory, Mr. Joseph Lundy, Mr. Joseph Lambert, Mrs. Cornelia Tisher, Mrs. Dot Wood, Mr. Ken Wallis, Mr. Mark Moody and Mr. Chris Pettey. Motion carried by unanimous vote.

At 10:51 a.m., Mr. Pettey convened the re-consideration hearing for Ms. Donna McCallum on her application to upgrade from Trainee Real Property Appraiser to Licensed Real Property Appraiser.

At 11:14 a.m. on motion by Mr. Lundy and second by Mr. Lambert, the Board voted to enter Executive Session to deliberate. Those in favor were Mr. Fred Crochen, Mr. Chester Mallory, Mr. Joseph Lundy, Mr. Joseph Lambert, Mrs. Cornelia Tisher, Mrs. Dot Wood, Mr. Kenny Wallis, Mr. Mark Moody and Mr. Chris Pettey. Motion carried by unanimous vote.

At 11:20 a.m. on motion by Mr. Lundy and second by Mrs. Wood, the Board voted to re-enter regular session. Those in favor were Mr. Fred Crochen, Mr. Chester Mallory, Mr. Joseph Lundy, Mr. Joseph Lambert, Mrs. Cornelia Tisher, Mrs. Dot Wood, Mr. Kenny Wallis, Mr. Mark Moody and Mr. Chris Pettey. Motion carried by unanimous vote.

On motion by Mrs. Wood and second by Mr. Lundy, the Board voted to deny Ms. McCollum's application for a Licensed Real Property Appraiser. Those in favor were Mr. Fred Crochen, Mr. Chester Mallory, Mr. Joseph Lundy, Mrs. Cornelia Tisher, Mrs. Dot Wood, Mr. Ken Wallis, Mr. Mark Moody and Mr. Chris Pettey. Mr. Joseph Lambert was opposed. Motion carried.

11.0

At 1:02 p.m., on motion by Mr. Crochen and second by Mr. Wallis, the Board voted to adjourn. Motion carried by unanimous vote. The Board's tentative meeting schedule for 2010 will be July 15, 2010, September 16, 2010, and November 18, 2010 at 8:15 a.m. at the RSA Union Building, 100 N. Union Street, 3rd Floor Conference Room, Montgomery, Alabama.

Sincerely,

Carolyn Greene
Executive Secretary

APPROVED: _____
Chris Pettey, Chairman