

MINUTES
ALABAMA REAL ESTATE APPRAISERS BOARD
RSA UNION STREET
SUITE 370
MONTGOMERY, ALABAMA
May 21, 2009

MEMBERS PRESENT:

Mr. Jon B. Blissitte (Chairman)
Mr. Fred Crochen (Vice-Chairman)
Mr. Joseph Lundy
Mrs. Myra Pruitt
Mr. Joseph Lambert
Mrs. Cornelia Tisher
Mrs. Dot Wood
Mr. Chris Pettey
Mr. Chester Mallory
Mr. Kenneth D. Wallis, III

MEMBER ABSENT:

None

OTHERS PRESENT:

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

GUESTS PRESENT:

Penny Nichols, State Registered Real Property Appraiser, Deatsville, AL

1.0 With quorum present Mr. Jon B. Blissitte, Chairman, called the meeting to order at 8:30 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 November 26, 2008 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.

At this time Mr. Crochen presented Mr. Blissitte with a Proclamation of Appreciation from Governor Riley for his service to the Board. Mrs. Brooks expressed her gratitude to Mr. Blissitte for his service to the Board and her pleasure in working with him during his tenure.

Ms. Conway conducted the swearing in ceremonies of new Board member Mr. Kenneth D. Wallis, III, replacing Mr. Jon Brett Blissitte, and re-appointed Board member Mr. Joseph Lambert. Mrs. Brooks welcomed Mr. Wallis and told him that she looked forward to working with him.

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

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

Mrs. Brooks discussed Committee Assignments with the Board. Chairman Crochen made new Committee assignments at this time.

2.0 Members present were Mr. Jon B. Blissitte, Mr. Joseph Lundy, Mrs. Myra Pruit, Mr. Joseph Lambert, Ms. Dot Wood, Mrs. Cornelia Tisher, Mr. Fred Crochen, Mr. Chris Pettey, Mr. Kenneth D. Wallis, III, and Mr. Chester Mallory. There were no members absent.

3.0 On motion by Mr. Mallory and second by Mr. Lambert, the regular minutes for January 15, 2009 were approved as written. Motion carried by unanimous vote.

3.2 Ms. Conway included, for Board member information, an Order setting the hearing for Mr. Terry Belcher, AB-08-01, for May 28, 2009.

Ms. Conway also included, for Board information, an Order from the Circuit Court of Montgomery County, Alabama affirming the Boards findings and the discipline imposed on Mr. Everett S. Brooks, AB-06-65 and AB-07-23. Ms. Conway informed the Board that Mr. Brooks did not appeal this Order.

Mrs. Brooks included a copy of Act # 2009-458, relating to the Alabama Sunset Law to continue the existence and functioning of the Alabama Real Estate Appraisers Board until October 1, 2012, for Board information.

Mrs. Brooks explained that Mrs. Tisher has been re-appointed as well and that she will be sworn in when her current term expires.

Mr. Lundy discussed the Mentor approval program. The Board asked Ms. Conway to research guidelines for the removal of Mentor status when the Mentor has been disciplined.

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

5.1 **Trainee Real Property Appraiser application approved:** Billy R. Allen, Michael Kerr Arnold, Steven Babb, Louis A. Battle, Mark D. Bedsole, Patrick O. Branch, Kim W. Chalmers, Norman L. Davenport, John E. Gibson, Zachary R. Green, Barry N. Hickman, Amanda L. McDaniel, Michael F. McDaniel, Stephen T. Miner, Tyler G. Powell, Kristie B. Rowan, Richard R. Smyth, Christopher A. Sprayberry (Recip.)(GA), and Chris D. Wilkinson. **Applications deferred:** None. **Applications denied:** None.

5.2 **State Registered Real Property Appraiser application approved:** Ryan D. Massengale and Dustin H. Phillips. **Applications deferred:** None. **Applications denied:** None.

5.3 **Licensed Real Property Appraiser applications approved:** John S. Baldwin (Recip.)(GA), Terence L. Foxx, and Dustin D. Key (Recip.)(TN). **Applications deferred:** None. **Applications denied:** None.

5.4 **Certified Residential Real Property Appraiser application approved:** Sherry M. Davidson (Recip.)(GA), Matthew J. DeFelix (Recip.)(FL), James K. Easterday (Recip.)(GA) and Darrell Scott Willeford. **Applications deferred:** Geneva Claybrook. **Applications denied:** Elvin Cook, Patricia K. Cummings (Recip.)(MS), Seth David Dettling, and John Dan Ridley (Recip.)(TX).

The Board discussed an application for a Reciprocal license from Mr. John Ridley, of Texas. On motion by Mr. Lundy and second by Mrs. Wood, the Board voted to deny Mr. Ridley's application for reciprocity because Florida has recently issued disciplinary sanctions and Mr. Ridley surrendered his license rather than comply with the sanctions. Motion carried by unanimous vote.

The Board discussed an application for a Reciprocal license from Mrs. Patricia Kirkpatrick Cummings, who is licensed in Mississippi and recently moved to Alabama. On motion by Mrs. Wood and second by Mrs. Pruitt, the Board voted to deny Mrs. Cummings' application for reciprocity due to the recent disciplinary action and Mrs. Cummings' probationary status in Mississippi. Motion carried by unanimous vote.

5.5 **Certified General Real Property Appraiser applications approved:** Thomas C. Carson (Recip.)(GA), Robert E. Driggers (Recip.)(GA), Kathleen K. Glass (Recip.)(GA), Bradford L. Johnson (Recip.)(GA), Laurie Beth Kinzer (Recip.)(TN), Walter M. Lampe (Recip.)(GA), William S. Lucas, (Recip.)(GA), Jeffrey T. Miller (Recip.)(GA), Mark Pannell, Randolph R. Quillian (Recip.)(GA), Michael C. Roy (Recip.)(GA), John K. Selfe (Recip.)(GA), Henry G. Wilbanks, Jr. (Recip.)(LA) and Martin Winfree (Recip.)(MS). **Applications deferred:** None. **Applications denied:** None.

5.6 **Mentor applications approved:** Raymond E. Browne, Howard Haynie, Destin Riggins, Allen Sasso and James S. Sprayberry. **Application deferred:** Gene Burnett. **Applications denied:** Patrick Mackin.

6.0 Mrs. Pruitt discussed the financial report with the Board. Mrs. Pruitt stated that the Board was 58% into FY 09 and 48% into budget expenditures. Mrs. Pruitt stated that there were no negative trends that could not be reconciled at this time. On motion by Mr. Lundy and second by Mrs. Wood, the Board voted to approve the Financial Report. Motion carried by unanimous vote.

6.1 Mr. Sam Davis asked the Board to allow continuing education credit for an Investigative Training that he and Mr. Joe Dixon will be attending in June. On motion by Mr. Mallory and second by Mr. Wallis, the Board voted to approve the training for 17 hours of continuing education credit for Mr. Davis and Mr. Dixon. Motion carried by unanimous vote.

Mrs. Brooks discussed a request for continuing education credit from Mr. J. R. Wilson for the USDA Rural Development Seminar given by Mr. Dennis Greene. On motion by Mrs. Wood and second by Mr. Pettey, the Board voted to approve the course for 2.5 hours of continuing education credit. Motion carried by unanimous vote.

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

ALABAMA ASSOCIATION OF REAL ESTATE APPRAISERS (AAREA)

Initial Applications:

(CE) 2009 FNMA Updates & Guidelines – 5 Hours – Traditional Classroom

(Instructor: Everett S. Brooks)

Both Course and Instructor Approved

(CE) HVCC and the Appraiser – 2 Hours – Traditional Classroom

(Instructor: Everett S. Brooks)

Both Course and Instructor Approved

(CE) Review of Appraisal Statistics – 3 Hours – Traditional Classroom

(Instructor: Everett S. Brooks)

Both Course and Instructor Approved

(CE) Understanding & Communicating the FNMA 1004MC Addendum – 4 Hours – Traditional Classroom

(Instructor: Everett S. Brooks)

Both Course and Instructor Approved

(CE) Understanding the Hewlett-Packard Calculator – 3.5 Hours – Traditional Classroom

(Instructor: Everett S. Brooks)
Both Course and Instructor Approved

AMERICAN SOCIETY OF FARM MANAGERS & RURAL APPRAISERS

Initial Applications:

- (CE) Appraising Broiler Grower Farms – 8 Hours – Traditional Classroom
(Instructor: Mark Lewis)
Both Course and Instructor Approved
- (CE) Non Real Property Collateral – 11 Hours – Traditional Classroom
(Instructor: Richard Gilmore)
Both Course and Instructor Approved

APPRAISAL INSTITUTE – CHICAGO CHAPTER

Initial Applications:

- (LIC) General Appraiser Income Approach, Part 1 - 30 Hours – Traditional Classroom
(Instructors: Ron DeVries & Gary Taylor)
Both Course and Instructors Approved
- (LIC) General Appraiser Income Approach, Part 2 - 30 Hours – Traditional Classroom
(Instructors: Ron DeVries & Gary Taylor)
Both Course and Instructors Approved
- (CE) Introduction to Conservation Easement Valuation – 7 Hours - Online
(Instructor: Frank E. Harrison)
Both Course and Instructor Approved
- (CE) Online Valuation of Green Residential Properties - 7 Hours – Online
(Instructor: Alan F. Simmons)
Both Course and Instructor Approved
- (CE) **Using Spreadsheet Programs in RE Appraisals – The Basics - 7 Hours – Traditional Classroom**
(Instructor: Mark Ratterman)
Both Course and Instructor Approved

CONCENTRANCE CONSULTING on behalf of Dept. of HUD/FHA

Initial Application:

- (CE) FHA Basics for Appraisers – 4 Hours – Online

(Instructors: Jan Marquardt, George Hibbert, Linda Middleton & Malcolm Jefferson)

Both Course and Instructors Approved

COSBY APPRAISAL SCHOOL

Initial Applications:

(LIC) Advanced Residential Application & Case Studies – 15 Hours – Traditional Classroom

(Instructor: Melissa A. Cosby)

Both Course and Instructor Approved

(CE) AL Real Estate Appraisal Law – 3.5 Hours – Traditional Classroom

(Instructor: Melissa A. Cosby)

Both Course and Instructor Approved

(LIC) Market Analysis and Highest & Best Use – 15 Hours – Traditional Classroom

(Instructor: Melissa A. Cosby)

Both Course and Instructor Approved

(LIC) Mastering Unique Complex Property Appraisal – 15 Hours – Traditional Classroom

(Instructor: Melissa A. Cosby)

Both Course and Instructor Approved

(LIC) Statistics, Modeling & Finance – 15 Hours – Traditional Classroom

(Instructor: Melissa A. Cosby)

Both Course and Instructor Approved

DEPT OF VETERAN AFFAIRS

Initial Application:

(CE) VA Fee Appraiser Training and Update – 3 Hours – Traditional Classroom

(Instructor: Fred Cargill)

Both Course and Instructor Approved

JVI

Initial Application:

(CE) Appraising REO Properties - 7 hours – Traditional Classroom

(Instructor: Robert McKenna)

Both Course and Instructor Approved

MCKISSOCK, LP

Initial Applications:

- (CE) Ad Valorem Tax Consultation – 3 Hours – Online
(Instructor: Richard McKissock)
Both Course and Instructor Approved
- (CE) Current Issues in Appraising – 7 Hours – Online
(Instructor: Richard McKissock)
Both Course and Instructor Approved
- (CE) Introduction to Expert Witness Testimony – 7 Hours – Online
(Instructor: Richard McKissock)
Both Course and Instructor Approved

NATIONAL ASSOCIATION OF INDEPENDENT FEE APPRAISERS

Initial Applications:

- (CE) Advanced Reviewing Techniques – 7 Hours – Traditional Classroom
(Instructor: Mike Orman)
Both Course and Instructor Approved
- (CE) Reviewing Residential Appraisals – 7 Hours – Traditional Classroom
(Instructor: Mike Orman)
Both Course and Instructor Approved

VAN EDUCATION CENTER

Initial Application:

- (LIC) Residential Site Valuation & Cost Approach – 15 Hours – Online
(Instructor: Burton Lee)
Both Course and Instructor Approved

With Mr. Lundy abstaining from the vote, the motion carried.

6.2 The Board reviewed the following disciplinary reports.

AB 06-65, AB 07-23 On November 20, 2008, the Board entered an order following an administrative hearing and issued a public reprimand to Respondent, Everett Brooks, G00442 for violations in two appraisal reports. The Board also ordered Respondent to pay an administrative fine of \$1000.00. Respondent appealed the Board's order to the Montgomery County Circuit Court which affirmed the Board's action. The violations are as follows:

AB 06-65: Brooks was negligent or incompetent in developing an appraisal, preparing an appraisal, in preparing an appraisal report, or in communicating an appraisal by failing or refusing to prepare a proper analysis and by failing or refusing to show a proper analysis in his appraisal report or in his appraisal work file of the highest and best use of the subject property. Respondent failed or refused without good cause to exercise reasonable diligence in developing an appraisal, preparing an appraisal, in preparing an appraisal report, or in communicating an appraisal by failing or refusing to prepare a proper analysis and by failing or refusing to show a proper analysis in his appraisal report or in his appraisal work file of the highest and best use of the subject property.

AB 07-23: Brooks was negligent or incompetent in developing an appraisal, preparing an appraisal, in preparing an appraisal report, or in communicating an appraisal by failing to make adjustments in his appraisal report for variances in size, zoning, and elevations between the comparable sales used in the appraisal report and the subject property. Respondent failed or refused without good cause to exercise reasonable diligence in developing an appraisal, preparing an appraisal, in preparing an appraisal report, or in communicating an appraisal by failing to make adjustments in his appraisal report for variances in size, zoning, and elevations between the comparable sales used in the appraisal report and the subject property.

AB-08-26 On January 15, 2009, the Board issued a private reprimand to a Certified Residential Real Property Appraiser. Licensee signed a Consent Settlement Order and agreed to pay a \$1200 Administrative fine and take a Board approved 7 hour USPAP course. The violations are: Licensee failed to clearly and accurately identify the intended use and intended user of the appraisal report (client). Licensee stated “unknown”, for the driveway surface when it is concrete. There was an interior/exterior. Licensee stated the list price of comparable #1 for the sale price in the sales comparison approach. Licensee failed to accurately state within the summary of the sales comparison approach all of the sales except #8 were smaller. Licensee made a typographical error and stated “the sales were large except #8”, when the sales were all smaller except #8. Licensee analyzed the effective age in the actual age section of the sales comparison approach. Licensee used the list price of comparable #1 for the sale price in his analysis. Licensee did not mention that the subject has one fireplace and comparable #1 has 3 fireplaces. Licensee failed to state the analysis of the difference between the subject being in “new” condition and comparable #2 being in “average” condition. Licensee did not mention that the subject has a 3-car garage and comparable #2 has no car storage. Licensee used the list price of comparable #1 for the sales price. Licensee failed to analyze and adjust for the difference in the number of fireplaces between the subject and comparable #1 or state a reason for the lack of an adjustment in the sales comparison approach. (Subject 1/Comp 3) Licensee failed to analyze and adjust for the subject being in new condition and comparable #2 being in average condition or state a reason for the lack of an adjustment. Licensee failed to analyze and adjust for comparable #2 lack of a car

storage area or state a reason for the lack of an adjustment. Licensee failed to state the analysis of the actual age difference between the subject and comparables in the actual age grid of the sales comparison approach. Licensee adjusted for effective age in the actual age grid. Licensee failed to clearly and accurately identify the intended use and intended user of the appraisal report. Licensee failed to provide sufficient information to understand the neighborhood name and neighborhood boundaries. Licensee failed to provide sufficient information to understand the subject fronted a lake and did not encompass the entire. Licensee failed to accurately state the statutory certification that is required. **Violations: Standards 1-1(c);1-2(a);1-2(b);1-4(a);2-1(a);2-1(b);2-2(b)(i);2-2(b)(ii); USPAP, 2008 Edition. §34-27A-3(b)(2), Code of Alabama, 1975.**

AB-08-43 On January 15, 2009 the Board suspended the license of Charles L. Robertson, III, R00602 for three months beginning on January 15, 2009 for a residential appraisal. Licensee signed a Consent Settlement Order and also agreed to complete 40 hours of Board approved residential appraisal courses. The violations are: Licensee's description of the neighborhood boundaries, the neighborhood market conditions, the unsupported effective age and the poor selection of comparables make this report misleading and fraudulent. Licensee failed to use the best comparable sales that were available at the time of the appraisal. Ethics Rule-Conduct, Standard Rule 1-1(a), USPAP, 2008 Edition.

Ms. Conway discussed with the Board the investigative status charts. Ms. Conway informed the Board 59 new complaints have been received since the January 2009 Board meeting, and that 19 complaints were dismissed, 5 were settled with a total of 164 open complaints.

6.2.1 The Board reviewed Probable Cause Report **AB-08-48**: With Mr. Lambert and Mr. Pettey recusing, on motion by Mrs. Pruitt and second by Mr. Lundy, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does exist and to set this case for a hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-49**: With Mr. Lambert and Mr. Lundy recusing, on motion by Mrs. Wood and second by Mrs. Pruitt, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does exist and to set this case for a hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-52**: With Mr. Lambert and Mr. Pettey recusing, on motion by Mrs. Wood and second by Mrs. Tisher, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does exist and to set this case for a hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-59**: With Mrs. Wood and Mr. Lundy 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 exist and to set this case for a hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-60**: With Mrs. Wood and Mr. Lundy recusing, on motion by Mr. Lambert and second by Mr. Mallory, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does exist and to set this case for a hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-61**: With Mrs. Wood and Mr. Lundy 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 exist and to set this case for a hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-62**: With Mrs. Wood and Mr. Lundy recusing, on motion by Mrs. Pruitt and second by Mr. Pettey, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does exist and to set this case for a hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-106**: With Mr. Pettey recusing, on motion by Mr. Lundy and second by Mrs. Wood, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does exist and to set this case for a hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-123**: With Mr. Lambert and Mr. Lundy recusing, on motion by Mrs. Pruitt and second by Mrs. Wood, 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-08-129 companion case to AB-08-130**: With Mr. Pettey and Mr. Lundy recusing, on motion by Mrs. Wood and second by Mrs. Tisher, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does exist and to issue a Letter of Warning. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-130 companion case to AB-08-129**: With Mr. Pettey and Mr. Lundy recusing, on motion by Mrs. Wood and second by Mrs. Tisher, the Board voted to accept the Disciplinary Committee's recommendation that probable cause does exist and to issue a Letter of Warning. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-137 companion case to AB-08-138**: With Mr. Lambert and Mr. Lundy recusing, on motion by Mrs. Wood and second by Mrs. Pruitt, the Board voted to accept the Disciplinary Committee's recommendation that Probable

Cause does exist and to set this case for a hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-138 companion case to AB-08-137**: With Mr. Lambert and Mr. Lundy recusing, on motion by Mrs. Wood and second by Mrs. Pruit, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does exist and to set this case for a hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-139 companion case to AB-08-140**: With Mr. Lambert and Mr. Lundy recusing, on motion by Mrs. Wood and second by Mrs. Pruit, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does exist and to set this case for a hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-140 companion case to AB-08-139**: With Mr. Lambert and Mr. Lundy recusing, on motion by Mrs. Wood and second by Mrs. Pruit, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does exist and to set this case for a hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-141 companion case to AB-08-142**: With Mr. Lambert and Mr. Lundy recusing, on motion by Mrs. Wood and second by Mrs. Pruit, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does exist and to set this case for a hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-142 companion case to AB-08-141**: With Mr. Lambert and Mr. Lundy recusing, on motion by Mrs. Wood and second by Mrs. Pruit, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does exist and to set this case for a hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-143**: With Mr. Lambert and Mr. Lundy recusing, on motion by Mrs. Wood and second by Mrs. Pruit, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does exist and to set this case for a hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-144 companion case to AB-08-145**: With Mr. Lambert and Mr. Lundy recusing, on motion by Mrs. Wood and second by Mrs. Pruit, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does exist and to set this case for a hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-145 companion case to AB-08-144**: With Mr. Lambert and Mr. Lundy recusing, on motion by Mrs. Wood and second by Mrs. Pruit, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does exist and to set this case for a hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-157**: With Mr. Lambert recusing, on motion by Mr. Pettey and second by Mrs. Wood, 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-09-26**: On motion by Mr. Lundy and second by Mr. Lambert, the Board voted to open a formal investigation. Motion carried by unanimous vote.

The Board reviewed Request for Board Initiated Complaint **AB-09-58**: With Mr. Pettey recusing, on motion by Mrs. Wood and second by Mrs. Pruit, the Board voted to open a formal investigation. Motion carried by unanimous vote.

The Board reviewed Request for Board Initiated Complaint **AB-09-59**: With Mr. Pettey recusing, on motion by Mrs. Wood and second by Mrs. Pruit, the Board voted to open a formal investigation. Motion carried by unanimous vote.

6.2.2

The Board reviewed a Consent Settlement Order on **AB-08-15**. With Mrs. Wood recusing, on motion by Mrs. Pruit and second by Mr. Lambert, the Board voted to approve this Consent Settlement Order as presented. Motion carried by unanimous vote.

The Board reviewed a Consent Settlement Order on **AB-08-128**. With Mrs. Wood recusing, on motion by Mr. Mallory and second by Mrs. Pruit, the Board voted to approve this Consent Settlement Order as presented. Motion carried by unanimous vote.

The Board reviewed a Consent Settlement Order on **AB-08-17 and AB-08-57**. With Mr. Lambert and Mr. Pettey recusing, on motion by Mrs. Pruit and second by Mrs. Wood, the Board voted to approve this Consent Settlement Order as presented. Motion carried by unanimous vote.

The Board reviewed a Consent Settlement Order on **AB-08-16 and AB-08-56**. With Mr. Lambert and Mr. Pettey recusing, on motion by Mrs. Pruit and second by Mrs. Wood, the Board voted to approve this Consent Settlement Order as presented. Motion carried by unanimous vote.

The Board reviewed a Consent Settlement Order on **AB-08-132, AB-08-133, AB-08-134, AB-08-135 and AB-08-136**. With Mrs. Wood recusing, on motion by Mr. Mallory and second by Mrs. Pruit, the Board voted to

approve this Consent Settlement Order as presented. Motion carried by unanimous vote.

The Board reviewed a Consent Settlement Order on **AB-08-66 and AB-08-67**. With Mr. Lambert and Mr. Lundy recusing, on motion by Mrs. Wood and second by Mr. Mallory, the Board voted to approve this Consent Settlement Order as presented. Motion carried by unanimous vote.

6.3 The following reciprocal licenses were issued since last meeting: John S. Baldwin (L)(GA), Thomas C. Carson (G)(GA), Sherry M. Davidson (R)(GA), Matthew J. DeFelix (R)(FL), Robert E. Driggers (G)(GA), James K. Easterday (R)(GA), Kathleen K. Glass (G)(GA), Bradford L. Johnson (G)(GA), Dustin D. Key (L)(TN), Laurie Beth Kinzer (G)(TN) Walter M. Lampe (G)(GA), William S. Lucas (G)(GA), Jeffrey T. Miller (G)(GA), Randolph T. Quilliam (G)(GA), Michael C. Roy (G)(GA), John K. Selfe (G)(GA), Christopher A. Sprayberry (T)(GA), Henry G. Wilbanks, Jr. (G)(LA), and Martin Winfree (G)(MS).

7.0 The Temporary Permit report was provided to the Board for their information.

8.0 Mr. Joseph Batrich addressed the Board regarding his concerns over Appraisal Management Companies. The Board thanked Mr. Batrich for his input in the matter.

Mrs. Brooks discussed requests from Mr. Matthew Sato and Mr. Marvin Underwood, for credit for attending the Trainee/Mentor Orientation class after having arrived after the session began without a valid reason for being late. On motion by Mrs. Wood and second by Mr. Lundy, the Board voted to deny the requests for continuing education credit.

Mrs. Brooks discussed issues dealing with the Trainee/Mentor program. The Education Committee will discuss the program further at its next Committee meeting.

Mrs. Brooks discussed issues dealing with the Trainee/Mentor policy. The staff will research possible revisions to the policy.

Mrs. Brooks discussed an email from Mr. Ken Longcrier, of the Alabama Department of Transportation requesting the Board to place a notice of need for appraisers on its website. The Board approved the placement of the notice on the website.

Mrs. Brooks included a memo from Chris Parish of the Examiners of Public Accounts, regarding the recording of votes in executive session, for Board information.

Mrs. Brooks included the Spring 2009 Appraiser Bulletin for Board information.

Ms. Conway reported to the Board on the Spring AARO Conference.

Mr. Crochen discussed a letter from the Board to State Personnel requesting a pay increase for Mrs. Lisa Brooks. On motion by Mr. Mallory and second by Mr. Pettey, the Board voted to approve this pay increase. Motion carried by unanimous vote. Mrs. Brooks explained to the Board that because pay raises are currently frozen, the raise would not be approved by the Governor, however, this letter is required by State Personnel.

Mrs. Brooks discussed an email from Mrs. Carla Nelson requesting an experience points determination on residential subdivision appraisals she had completed. The Board asked that Mrs. Nelson submit copies of the appraisals for review in order to make that determination.

Mrs. Brooks included, for Board information, an email from Mr. Joe Dixon regarding the requirement by FHA of the use of the 1004MC form.

Mrs. Brooks updated the Board on the progress of the database upgrade.

The Board discussed Appraisal Management Companies. Mr. Jon Brett Blissitte addressed the Board regarding his concerns. The Board formed an Advisory Committee to address this issue. Mr. Blissitte will serve as an advisor on the Committee. The Board will submit legislation to address this issue before the next Legislative session.

RE-CONSIDERATION HEARINGS

At 10:00 a.m., Mr. Crochen convened the re-consideration hearing for Mr. Cleabron Pullum on his application for Mentor status.

At 10:14 a.m. on motion by Mr. Lundy and second by Mrs. Wood, the Board voted to enter Executive Session to deliberate. Those in favor were Mr. Fred Crochen, Mr. Chester Mallory, Mr. Joseph Lundy, Mrs. Myra Pruit, Mr. Joseph Lambert, Mrs. Cornelia Tisher, Mrs. Dot Wood, Mr. Ken Wallis and Mr. Chris Pettey. Motion carried by unanimous vote.

At 10:18 a.m. on motion by Mr. Lambert 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, Mrs. Myra Pruit, Mr. Joseph Lambert, Mrs. Cornelia Tisher, Mrs. Dot Wood, Mr. Ken Wallis and Mr. Chris Pettey. Motion carried by unanimous vote.

On motion by Mr. Mallory and second by Mr. Lambert, the Board voted to deny Mr. Pullum's application for Mentor status. Those in favor were Mr. Fred Crochen, Mr. Chester Mallory, Mr. Joseph Lundy, Mrs. Myra Pruit, Mr. Joseph Lambert, Mrs. Cornelia Tisher, Mrs. Dot Wood, Mr. Ken Wallis and Mr. Chris Pettey. Motion carried by unanimous vote.

At 10:20 a.m., Mr. Crochen convened the re-consideration hearing for Mr. Michael Barrios on his application to upgrade from Trainee Real Property Appraiser to State Registered Real Property Appraiser.

At 10:30 a.m. on motion by Mr. Lundy and second by Mrs. Wood, the Board voted to enter Executive Session to deliberate. Those in favor were Mr. Fred Crochen, Mr. Chester Mallory, Mr. Joseph Lundy, Mrs. Myra Pruit, Mr. Joseph Lambert, Mrs. Cornelia Tisher, Mrs. Dot Wood, Mr. Ken Wallis and Mr. Chris Pettey. Motion carried by unanimous vote.

At 10:32 a.m. on motion by Mr. Pettey 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, Mrs. Myra Pruit, Mr. Joseph Lambert, Mrs. Cornelia Tisher, Mrs. Dot Wood, Mr. Ken Wallis and Mr. Chris Pettey. Motion carried by unanimous vote.

On motion by Mr. Wallis and second by Mr. Mallory, the Board voted to allow Mr. Barrios' upgrade application to proceed from the point it was denied forward.

9.0 Ms. Conway discussed including discipline history with current disciplinary actions. This topic was tabled and will be discussed at the next Board meeting.

10.0 Mr. Lundy discussed having Board members monitor education courses. On motion by Mr. Lundy and second by Mrs. Wood, the Board voted to give Mrs. Brooks the discretion to allow Board members to monitor courses with the Board paying for course attendance. Those in favor were Mr. Lundy, Mr. Crochen, Mrs. Tisher, Mrs. Wood, Mrs. Pruit, Mr. Mallory Mr. Wallis and Mr. Lambert. Mr. Pettey opposed the motion. Motion carried.

Mrs. Wood discussed revisions to the Trainee/Mentor policy. Ms. Conway will work on these revisions.

Mr. Pettey discussed publishing Public Reprimands in local newspapers. The Board will discuss this issue at the July Board meeting.

11.0 At 12:05 p.m., on motion by Mr. Lundy and second by Mr. Lambert, the Board voted to adjourn. Motion carried by unanimous vote. The Board's tentative meeting schedule for the remainder of 2009 will be July 16, 2009, September 17, 2009, and November 19, 2009 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

CG

APPROVED: _____
Fred Crochen, Chairman