

MINUTES
ALABAMA REAL ESTATE APPRAISERS BOARD
RSA UNION STREET
SUITE 370
MONTGOMERY, ALABAMA
September 20, 2018

MEMBERS PRESENT:

Mr. Richard D. Pettey (Chairman)
Mr. Robert Butler (Vice-Chairman) arriving at 9:17 a.m.
Mr. Billy Cotter
Ms. Angie Frost
Mr. Edmond G. Eslava, III
Ms. Patrice McClammy arriving at 9:23 a.m.
Mr. Lew Watson

MEMBERS ABSENT:

Mr. Christopher Baker
Mr. Dennis Key

OTHERS PRESENT:

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

GUESTS PRESENT:

Ms. Emily Marsh, Alabama Realtors Association
Ms. Darlene Daugherty, Certified Residential Appraiser, Lineville
Ms. Sharon Goldman, Certified Residential Appraiser, Ashland
Ms. Kayla Atchley, Trainee Appraiser, Wedowee

- 1.0 With a quorum present, Mr. Rick Pettey, Chairman, called the meeting to order at 9:04 a.m. Mrs. Carolyn Greene, Executive Secretary, recorded the minutes. The meeting was held in the 3rd Floor Conference Room, 100 North Union Street, Montgomery, Alabama. Prior notice of the meeting was posted on the Secretary of State's website on January 3, 2018 in accordance with the Alabama Open Meetings Act.
- 2.0 The meeting was opened with prayer, led by Mr. Eslava, and the Pledge of Allegiance, led by Mr. Pettey.
- 3.0 Members present were Mr. Lew Watson, Mr. Richard D. Pettey, Ms. Patrice McClammy, Ms. Angie Frost, Mr. Billy Cotter, Mr. Robert Butler, and Mr. Edmond G. Eslava, III. Members absent were Mr. Christopher Baker and Mr. Dennis Key.

Mr. Pettey welcomed the guests present and asked the Board Members and staff to introduce themselves. Mr. Pettey then asked the guests to introduce themselves.

4.0 On motion by Ms. Frost and second by Mr. Watson, the regular minutes for July 19, 2018 were approved as written. Motion carried by unanimous vote.

5.0 Ms. Conway reported that she attended the docket in Tuscaloosa County on August 20, 2018 in the David Burns Judicial Review. Judge James Roberts ordered briefs from both parties to be submitted in two weeks. Ms. Conway informed the Board that both she and Mr. Burns had submitted their brief to the court and that we are awaiting a decision.

6.0 The Legislative Committee met on Wednesday, September 19, 2018. Mr. Butler made a recommendation from the Legislative Committee on §34-27A-2, §34-27A-3 and §34-27A-23 to make it permissible for licensed real estate appraisers to prepare evaluations. On motion by Ms. Frost and second by Mr. Watson, the Board voted to make the changes that the Board discussed and go forward with the amendments. Motion carried by unanimous vote.

Ms. Conway discussed trying to accomplish the same goal through amendments to the Administrative Rules. She suggested getting an Attorney General's opinion. On motion by Ms. Frost and second by Mr. Butler, the Board voted to ask for an Attorney General's opinion. Motion carried by unanimous vote.

Ms. Conway discussed the Final Adoption of 780-X-3-.06, Qualifying Education Curricula Approved By The Board For Licensure As A Real Property Appraiser; 780-X-6-.03, Qualifying Experience – Licensed Real Property Appraiser; 780-X-4-.02, Application and License Fees; 780-X-6-.04, Qualifying Experience – Certified Residential Real Property Appraiser; 780-X-6-.05, Qualifying Experience – Certified General Real Property Appraiser; 780-X-6-.06, Qualifying Experience Given for Review Appraisals; 780-X-9 – Classification of Real Estate Appraisers; 780-X-16-.02 – Checklist; 780-X-16-.04 – Application For Reciprocal Appraiser License. On motion by Mr. Watson and second by Mr. Eslava, the Board voted to adopt the rule as published, and instructed Ms. Conway to file the rule for Final Adoption. Motion carried by unanimous vote.

At 9:33 a.m., Ms. Conway called for a Public Hearing on 780-X-17-.05, Expired Registration. There were no comments and the public hearing was closed at 9:34 a.m.

7.0 On motion by Mr. Watson and second by Mr. Eslava, the following applications were voted on as listed. Motion carried by unanimous vote.

7.1 **Trainee Real Property Appraiser applications approved:** Christopher Stephen Moore and Marcy Louise Wright. **Applications deferred:** None. **Applications denied:** None.

Trainee Real Property Appraiser Experience Logs for Review: Log approved: Adolphus Catlin Cade. **Logs deferred:** Ashley Griffin Vinyard and Casey Kitchens. **Logs denied:** None.

7.2 **State Registered Real Property Appraiser applications approved:** None. **Applications deferred:** None. **Applications denied:** None.

7.3 **Licensed Real Property Appraiser applications approved:** None. **Applications deferred:** None. **Applications denied:** None.

7.4 **Certified Residential Real Property Appraiser applications approved:** Andrew Bevel and Paul Eric Williams (Recip)(MS). **Application deferred:** Stephen Alan Pharr. **Applications denied:** None.

7.5 **Certified General Real Property Appraiser application approved:** Mark Thomas Cassidy (Recip)(IL). **Application deferred:** Benjamin Gene Carpenter. **Applications denied:** None.

7.6 **Mentor applications approved:** Michael David Collett, Joseph M. Courtney, Jr., and Robert M. Pelman. **Application deferred:** James E. Lester. **Applications denied:** None.

8.0 Mr. Eslava presented the Finance report for August 2018 and stated that the Board was 92% into Fiscal Year 2018 and 70% into budget expenditures. Mr. Eslava stated that there were no negative trends that could not be reconciled at this time.

On motion by Ms. McClammy and second by Ms. Frost, the Board voted to approve the Finance Report. Motion carried by unanimous vote.

9.0 On motion by Ms. McClammy and second by Ms. Frost, the following education courses and instructor recommendations were approved, deferred, or denied as indicated. Motion carried by unanimous vote.

AMERICAN SOCIETY OF FARM MANAGERS AND RURAL APPRAISERS

Renewal Application:

(CE) 2018-2019 7-Hour USPAP Update Course – 7 Hours – Classroom
(Instructor: James Synatzske)
Both Course and Instructor Approved

APPRAISER ELEARNING, A DIVISION OF STORYBOARD EMP, LLC

Renewal Applications:

- (CE) ANSI, Home Measurement & the Power of Price Per Square Foot – 7 Hours – Online
(Instructor: Bryan S. Reynolds)
Both Course and Instructor Approved
- (CE) Appraiser's Guide to CYA (Covering Your Appraisals) – 4 Hours – Online
(Instructor: Bryan S. Reynolds)
Both Course and Instructor Approved
- (CE) Commercial Property Valuation – 7 Hours – Online
(Instructor: Bryan S. Reynolds)
Both Course and Instructor Approved
- (CE) Public Records, Square Footage & the Real Estate Information Crisis – 7 Hours – Online
(Instructor: Bryan S. Reynolds)
Both Course and Instructor Approved
- (CE) Sales Comparison Approach: A Course on Analysis and Reporting – 7 Hours – Online
(Instructor: Bryan S. Reynolds)
Both Course and Instructor Approved
- (CE) Selecting and Supporting Market Adjustments – 3 Hours – Online
(Instructor: Bryan S. Reynolds)
Both Course and Instructor Approved

APPRAISAL INSTITUTE – ALABAMA CHAPTER

New Applications:

- (CE) Advanced Land Valuation: Sound Solutions to Perplexing Problems – 7 Hours – Classroom
(Instructor: Stephen Roach)
Both Course and Instructor Approved
- (CE) Attacking and Defending an Appraisal in Litigation – 16 Hours – Classroom
(Instructor: Ted Whitmer)
Both Course and Instructor Approved
- (CE) Discussions on Writing Client and Reviewer Friendly Reports – 3 Hours – Classroom
(Instructors: Mandell Tillman, Roger Ball, and Mark Haller)
Both Course and Instructors Approved

(CE) Forest Valuation Part II – 7 Hours – Classroom
(Instructor: Morgan Mellettee)
Both Course and Instructor Approved

(CE) Real Estate Damages – 7 Hours – Classroom
(Instructor: Dr. Randall Bell)
Both Course and Instructor Approved

Renewal Application:

(CE) Subject Matter Expert Round Table – 4 Hours – Classroom
(Instructors: Jerry Roberson, Terry Dunkin, Joe Lewis and
Katherine Eddins)
Both Course and Instructors Approved

APPRAISAL INSTITUTE – NATIONAL

New Applications:

(CE) Review Theory General - Synchronous – 33 Hours – Online
(Instructor: Robert Moorman)
Both Course and Instructor Approved

(CE) Valuation by Comparison: Residential Analysis and Logic – 7
Hours – Classroom
(Instructor: Woody Fincham)
Both Course and Instructor Approved

CALYPSO CONTINUING EDUCATION

Renewal Applications:

(CE) 2018-2019 7-Hour National USPAP Update Equivalent Course – 7
Hours – Online
(Instructor: Amy McClellan)
Both Course and Instructor Approved

(CE) A Brief Stroll through America's Architectural Styles – 7 Hours –
Online
(Instructor: Frances Finigan)
Both Course and Instructor Approved

(CE) Appraising Energy Efficient Residential Properties – 8 Hours –
Online
(Instructor: Frances Finigan)
Both Course and Instructor Approved

- (CE) Construction Details; From Concept to Completion – 7 Hours – Online
(Instructor: Frances Finigan)
Both Course and Instructor Approved
- (CE) Environmental Hazards Impact on Value – 7 Hours – Online
(Instructor: Frances Finigan)
Both Course and Instructor Approved
- (CE) FHA Site Inspection for Appraisers – 7 Hours – Online
(Instructor: Frances Finigan)
Both Course and Instructor Approved
- (CE) Mold, A Growing Concern – 3 Hours – Online
(Instructor: Frances Finigan)
Both Course and Instructor Approved
- (CE) Victorian Era Architecture for Real Estate Professionals – 3 Hours – Online
(Instructor: Frances Finigan)
Both Course and Instructor Approved

HOME BUILDERS ASSOCIATION OF ALABAMA

Renewal Application:

- (CE) Interrelationships: The Key to Establishing Accurate Value for New Homes – 7 Hours – Classroom
(Instructors: Esmond Eslava and Mandell Tillman)
Both Course and Instructors Approved

MCKISSOCK

Renewal Applications:

- (CE) 2018-2019 7-Hour USPAP Update for Non-Residential Real Property – 7 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (LIC) 2018-2019 15-Hour USPAP Course – 15 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) 2018-2019 7-Hour National USPAP Update Course – Classroom – 7 Hours – Classroom
(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, Philicia Lloyd and Steve Maher)
Both Course and Instructors Approved

- (CE) 2018-2019 7-Hour National USPAP Update Course – 7 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) A Review of Disciplinary Cases – Live Webinar – 3 Hours – Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher and Robert Frazier)
Both Course and Instructors Approved
- (CE) A Review of Disciplinary Cases: How to Avoid a Visit with the Licensing Board – 3 Hours – Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved
- (CE) Adjustment Support for Residential Appraisers – Live Webinar – 4 Hours – Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher and Robert Frazier)
Both Course and Instructors Approved
- (CE) Advanced Hotel Appraising – Full Service Hotels – 7 Hours – Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved
- (LIC) Advanced Residential Applications & Case Studies – 15 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) Analyze This! Applications of Appraisal Analysis – Live Webinar – 4 Hours – Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher and Robert Frazier)
Both Course and Instructors Approved
- (CE) Appraisal of Assisted Living Facilities – 8 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) Appraisal of Fast Food Facilities – 7 Hours – Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved
- (CE) Appraisal of Industrial Incubators – 7 Hours – Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved

- (CE) Appraisal of Land Subject to Ground Leases – 7 Hours – Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved
- (CE) Appraisal of Owner-Occupied Commercial Properties – 7 Hours – Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved
- (CE) Appraisal of Self-Storage Facilities – 7 Hours – Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved
- (CE) Appraisal Practices of Manufactured Housing – Live Webinar – 4 Hours – Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher and Robert Frazier)
Both Course and Instructors Approved
- (LIC) Appraisal Subject Matter Electives – 20 Hours – Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved
- (CE) Appraising REO and Foreclosure Properties – 7 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) Appraising REO Properties – Classroom – 4 Hours – Classroom
(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, Philicia Lloyd and Steve Maher)
Both Course and Instructors Approved
- (CE) Appraising Small Apartment Properties – 6 Hours – Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved
- (CE) Appraising Small Apartment Properties – Live Webinar – 4 Hours – Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher and Robert Frazier)
Both Course and Instructors Approved
- (CE) Avoiding Mortgage Fraud for Appraisers – 7 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (LIC) Basic Appraisal Principles – 30 Hours – Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved

- (LIC) Basic Appraisal Procedures – 30 Hours – Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved

- (CE) Basic Hotel Appraising – Limited Service Hotels – 7 Hours – Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved

- (CE) Be Compliant and Competitive with Restricted Appraisal Reports – Live Webinar – 3 Hours – Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher and Robert Frazier)

- (LIC) Commercial Appraisal Review – Subject Matter Electives – 15 Hours – Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved

- (CE) Complex Properties: The Odd Side of Appraisal – 7 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (CE) Divorce and Estate Appraisals: Elements of Non-Lender Work – 4 Hours – Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved

- (CE) Documenting the Appraiser’s Workfile – Classroom – 3 Hours – Classroom
(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, Philicia Lloyd and Steve Maher)
Both Course and Instructors Approved

- (CE) Essential Elements of Disclosures & Disclaimers – 5 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (CE) Evaluating Today’s Residential Appraisal: Reliable Review – 7 Hours – Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved

- (CE) Evaluations, Desktops and Other Limited Scope Appraisals – 4 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (LIC) Expert Witness for Commercial Appraisers-Subject Matter Elective – 15 Hours – Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved
- (CE) Expert Witness Testimony: To Do or Not to Do – Live Webinar – 4 Hours – Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher and Robert Frazier)
Both Course and Instructors Approved
- (CE) Exploring Appraiser Liability – Classroom – 7 Hours – Online
(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, Philicia Lloyd and Steve Maher)
Both Course and Instructors Approved
- (CE) Fannie Mae Appraisal Guidelines: Debunking the Myths – 4 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) Fannie Mae Appraisal Guidelines – Live Webinar – 4 Hours – Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher and Robert Frazier)
Both Course and Instructors Approved
- (LIC) General Appraiser Income Approach – 60 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (LIC) General Appraiser Market Analysis Highest and Best Use – 30 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (LIC) General Appraiser Sales Comparison Approach – 30 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (LIC) General Appraiser Site Valuation and Cost Approach – 30 Hours – Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved
- (LIC) General Report Writing and Case Studies – 30 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (CE) Income Approach Case Studies for Commercial Appraisal – 4 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (CE) Intermediate Income Approach Case Studies for Commercial Appraisers – 4 Hours – Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved

- (CE) Introduction to Expert Witness Testimony for Appraisers – To Do or Not to Do – 4 Hours – Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved

- (CE) Introduction to Legal Descriptions – 2 Hours – Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved

- (CE) Introduction to the Uniform Appraisal Dataset – 2 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (CE) Issues in Appraiser Liability – Live Webinar – 4 Hours – Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher and Robert Frazier)
Both Course and Instructors Approved

- (CE) Land and Site Valuation – 7 Hours – Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved

- (CE) Limited Scope Appraisal and Appraisal Reports – Staying Compliant and Competitive – Classroom – 3 Hours – Classroom
(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, Philicia Lloyd and Steve Maher)
Both Course and Instructors Approved

- (CE) Managing Appraiser Liability – 6 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (CE) Manufactured Home Appraisal – 4 Hours – Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved

- (CE) Recognizing Mortgage Fraud and Its Effects – Live Webinar – 4 Hours – Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher and Robert Frazier)
Both Course and Instructors Approved

- (CE) Relocation Appraisal and the New ERC Form – 6 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (CE) REO Appraisal: Guidelines and Best Practices – Live Webinar – 4 Hours – Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher and Robert Frazier)
Both Course and Instructors Approved

- (CE) Residential Appraisal Review and USPAP Compliance – 7 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (LIC) Residential Appraiser Site Valuation and Cost Approach – 15 Hours – Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved

- (LIC) Residential Market Analysis and Highest & Best Use – 15 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (CE) Residential Property Inspection for Appraisers – 7 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (LIC) Residential Report Writing & Case Studies – 15 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (CE) Residential Report Writing: More Than Forms – 7 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (LIC) Residential Sales Comparison & Income Approaches – 30 Hours – Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved

- (LIC) Statistics, modeling and Finance – 15 Hours – Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved

- (CE) Strange but True: Appraising Complex Residential Properties – Classroom – 7 Hours – Classroom
(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, Philicia Lloyd and Steve Maher)
Both Course and Instructors Approved

- (CE) Supervisor-Trainee Course for Alabama – 4 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (CE) Support Your Adjustments – Techniques for Residential Appraisers – Classroom – 4 Hours – Classroom
(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, Philicia Lloyd and Steve Maher)
Both Course and Instructors Approved

- (CE) Supporting Your Adjustments – Methods for Residential Appraisers – 3 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (CE) That's a Violation – 4 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (CE) That's a Violation: Appraisal Standards in the Real World – Classroom – 3 Hours – Classroom
(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, Philicia Lloyd and Steve Maher)
Both Course and Instructors Approved

- (CE) The Appraisal of 2-4 Unit Properties – Live Webinar – 4 Hours – Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher and Robert Frazier)
Both Course and Instructors Approved

- (CE) The Basics of Expert Witness for Commercial Appraisers – 7 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (CE) The Cost Approach – 7 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (CE) The Dirty Dozen – 3 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved

- (CE) The FHA Handbook 4000.1 – Classroom – 7 Hours – Classroom
(Instructors: Dan Bradley, Wally Czekalski, Chuck Huntoon, Larry McMillen, Steve Vehmeier, Philicia Lloyd and Steve Maher)
Both Course and Instructors Approved

- (CE) The FHA Handbook 4000.1 Online – 7 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) The FHA Handbook 4000.1 – Live Webinar – 5 Hours – Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher and Robert Frazier)
Both Course and Instructors Approved
- (CE) The Income Approach: An Overview – 7 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) The Nuts & Bolts of Green Building for Appraisers – 3 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) The Sales Comparison Approach – 7 Hours – Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved
- (CE) Understanding Residential Construction – 7 Hours – Online
(Instructor: Alan Simmons)
Both Course and Instructor Approved
- (CE) Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) Course – 14 Hours – Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) Work File: Your Best Defense Against an Offense – Live Webinar – 5 Hours – Online
(Instructors: Dan Bradley, Robert McClelland, Steve Maher and Robert Frazier)
Both Course and Instructors Approved

ONCOURSE LEARNING CORP.

Renewal Applications:

- (LIC) 2018-2019 15 Hour Equivalent USPAP Course – 15 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (CE) 2018-2019 7 Hour Equivalent USPAP Update Course – 7 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved

- (CE) A URAR Form Review – 7 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (CE) Appraisal Math and Statistics – 7 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (LIC) Basic Appraisal Principles – 30 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (LIC) Basic Appraisal Procedures – 30 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (CE) Cost Approach Overview – 7 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (CE) Income Capitalization Overview – 7 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (CE) Residential Appraiser Site Valuation and Cost Approach – 14 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (LIC) Residential Appraiser Site Valuation and Cost Approach – 15 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (CE) Residential Market Analysis and Highest & Best Use – 14 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (LIC) Residential Market Analysis and Highest & Best Use – 15 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (CE) Residential Report Writing and Case Studies – 14 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (LIC) Residential Report Writing and Case Studies – 15 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved

- (LIC) Residential Sales Comparison and Income Approaches – 30 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved
- (CE) Sales Comparison Approach – 7 Hours – Online
(Instructor: AM Bud Black)
Both Course and Instructor Approved

REYNOLDS & ASSOCIATES

New Applications:

- (CE) An Appraiser as An Expert Witness – 7 Hours – Classroom
(Instructors: Diana Jacob, Bryan Reynolds, John Hicks, Tim Anderson and Bobby Fisher)
Both Course and Instructors Approved
- (CE) Basic Construction Refresher – 7 Hours – Classroom
(Instructors: Diana Jacob, Bryan Reynolds, John Hicks, Tim Anderson and Bobby Fisher)
Both Course and Instructors Approved
- (CE) FHA Property Analysis – 7 Hours – Classroom
(Instructors: Diana Jacob, Bryan Reynolds, John Hicks, Tim Anderson and Bobby Fisher)
Both Course and Instructors Approved
- (CE) The Appraisal Inspection and Property Red Flags – 7 Hours – Classroom
(Instructors: Diana Jacob, Bryan Reynolds, John Hicks, Tim Anderson and Bobby Fisher)
Both Course and Instructors Approved

THE COLUMBIA INSTITUTE

Renewal Applications:

- (CE) Appraisal Review of Residential Properties – 7 Hours – Online
(Instructor: Heather Sullivan)
Both Course and Instructor Approved
- (CE) Challenging Assignments for Residential Appraisers – 7 Hours – Online
(Instructor: Heather Sullivan)
Both Course and Instructor Approved

- (CE) Covering all the Bases in Residential Reporting – 7 Hours – Online
(Instructor: Heather Sullivan)
Both Course and Instructor Approved
- (CE) Defensible Appraising – 7 Hours – Online
(Instructor: Heather Sullivan)
Both Course and Instructor Approved
- (CE) Green in Residences and Appraisals – 7 Hours – Online
(Instructor: Heather Sullivan)
Both Course and Instructor Approved
- (CE) Methodology and Applications of Sales Comparison – 7 Hours – Online
(Instructor: Heather Sullivan)
Both Course and Instructor Approved

10.0 **Letters of Warning** were issued on the following investigations for the discrepancies indicated. This disciplinary action will be considered in any future discipline proceedings:

AB 17-02 On June 12, 2018 to a Certified General appraiser who issued a draft of an appraisal report to the client but with the appraiser's signature electronically applied. There were numerous errors and inconsistencies within the draft that appeared to be a completed report because of the signature. The appraiser did not complete the temporary permit process and was not licensed in Alabama when the assignment was begun. Violation: §34-27A-20(a)(9), Code of Alabama, 1975; Standard 2-1, USPAP 2015-16 Ed.

Ms. Conway discussed with the Board the investigative status charts. Ms. Conway informed the Board 6 new complaints were received since the July 2018 Board meeting, 7 complaints were dismissed, and no complaints were settled, leaving a total of 29 open complaints.

11.0 The Board reviewed Probable Cause Report **AB-17-25**: On motion by Ms. Frost and second by Ms. McClammy, the Board voted that probable cause does not exist and to offer the Licensee a Conditional Dismissal. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-17-30**: On motion by Ms. Frost and second by Mr. Cotter, the Board voted that probable cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Amended Probable Cause Report **AB-17-19**: With Ms. Frost and Mr. Eslava recusing, on motion by Ms. McClammy and second by Mr. Cotter, the Board voted that probable cause does not exist and to dismiss this case. Motion carried by unanimous vote.

- 12.0 There were no Negotiated Settlements to review at this time.
- 13.0 The following reciprocal license was issued since the July Board meeting: Mark Thomas Cassidy ('G' IL) and Paul Eric Williams ('R' MS).
- 14.0 The Temporary Permit report was provided to the Board for their information.
- 15.0 The Appraisal Management report was provided to the Board for their information.
- 16.0 Mrs. Brooks discussed the upcoming AARO meeting with the Board and asked Board members to let her know if they are planning to attend the meeting.
- Mrs. Brooks informed the Board that the Examiners of Public Accounts Board Member Training would be held quarterly in September, December, March and June to give board members and staff multiple dates in which to attend.
- Mrs. Brooks included the Renewal report for Board information.
- 17.0 The Board discussed the drafted informal Ethics Opinion request prepared by Ms. Conway regarding contract investigators/review appraisers. On motion by Mr. Cotter and second by Ms. McClammy, the Board voted to have Ms. Conway send the letter requesting an informal Ethics Opinion and to ask for a meeting with Mr. Albritton. If the opinion is not in the Board's favor, Ms. Conway will draft an amendment for the Board to send to the Legislature.
- 18.0 There was no new business to discuss at this time.
- 19.0 At 10:14 a.m., on motion by Ms. McClammy and second by Ms. Frost, the Board voted to adjourn the regular Board meeting. Motion carried by unanimous vote. The Board's tentative meeting schedule for 2018 is November 15, 2018 in the 3rd Floor Conference Room, 100 North Union Street, Montgomery, Alabama.

Sincerely,

Carolyn Greene
Executive Secretary
/cg

APPROVED: _____
Richard D. Pettey, Chairman