

MINUTES
ALABAMA REAL ESTATE APPRAISERS BOARD
RSA UNION STREET
SUITE 370
MONTGOMERY, AL 36104
January 7, 2026

MEMBERS PRESENT:

Mr. Chad Anderson (Chairman)
Mrs. Melanie Housh (Vice-Chairman)
Mr. Timothy Mills
Mr. Randall Kyles
Mr. Mark Palmer
Mr. Bill Mackey
Mr. A.J. Smith

MEMBERS ABSENT:

Mr. Roger Ball
Mr. Drew Watson

STAFF PRESENT:

Mrs. Lisa Brooks, Executive Director
Ms. Neva Conway, Legal Counsel
Mrs. Carolyn Greene, Executive Secretary

GUESTS PRESENT:

None

- 1.0 Mr. Chad Anderson, Chairman, called the meeting to order at 2:32 p.m. Mrs. Carolyn Greene, Executive Secretary, recorded the minutes. The meeting was held in Suite 300 Conference Room of the RSA Union Building, 100 N. Union Street, Montgomery, Alabama. Prior notice of the meeting was posted on the Secretary of State's website on December 10, 2025, in accordance with the Alabama Open Meetings Act.
- 2.0 The meeting was opened with prayer by Mr. Mills and the Pledge of Allegiance led by Mr. Smith.
- 3.0 Mr. Anderson asked for a voice roll to establish a quorum. Board members present were Mr. Chad Anderson, Mr. Randall Kyles, Mr. Tim Mills, Mrs. Melanie Housh, Mr. Mark Palmer, Mr. Bill Mackey and Mr. A. J. Smith. Members who were absent were Mr. Roger Ball, and Mr. Drew Watson. A quorum was established.

At this time, the Board held interviews for the Executive Director position.

At 3:43 pm, on motion by Mrs. Housh and second by Mr. Kyles, the Board went into Executive Session to discuss the good name and character of individuals. Motion carried by unanimous vote.

At 4:04 pm, the Board re-entered Regular Session.

On motion by Mrs. Housh and second by Mr. Mackey, the Board voted to hire Mrs. Serena Cronier Grayson as Executive Director. Motion carried by unanimous vote.

- 4.0 On motion by Mrs. Housh and second by Mr. Smith, the regular minutes for November 6, 2025, were approved as written. Motion carried by unanimous vote.
- 5.0 Ms. Conway included a Motion to Continue Hearing in the case of Cleabron E. Pullum V. Alabama Real Estate Appraisers Board for Board information.
- 6.0 Ms. Conway reminded the Board that the Regular Legislative Session will begin on January 13, 2026.
- 7.0 On motion by Mr. Mills and second by Mr. Palmer, the following applications were voted on as listed. Motion carried.
- 7.1 **Trainee Real Property Appraiser applications approved:** Zachary Harrison, Georgia Jaye Jackson and Amy Waller Warrick. **Applications deferred:** None. **Applications 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 application approved:** Joseph Gall. **Applications deferred:** None. **Applications denied:** None.
- 7.5 **Certified General Real Property Appraiser applications approved:** Harold E. Campbell, Jr. (Recip)(MS), Donald Davidson (Recip)(TX), Trevor Corbin Dunn (Recip)(SC), Ross Friedman (Recip)(NJ), James Robert Johns (Recip)(FL), Aileen Paige McCurdy (Recip)(TX), David Paske (Recip)(FL), Paul Sipala (Recip)(GA), Robert Andrew Soshnikov (Recip)(FL), and Jeffrey Trojan (Recip)(GA). **Application deferred:** Valerie Spicuzza. **Applications denied:** None.
- 7.6 **Mentor application approved:** David Skidmore. **Applications deferred:** None. **Applications denied:** None.
- 7.7 **Trainee Real Property Appraiser Experience Log Review: Logs reviewed:** Evan Higgins and Gabriel Ozio. **Log Review deferred:** Sean Risner.
- 8.0 Mrs. Brooks presented the Finance report for December 2025-2026, reported that the Board was 25% into Fiscal Year 2026 and 19% into budget expenditures and that there were no negative trends that could not be reconciled at this time. On motion by Mr. Mills and second by Mr. Smith, the Board voted to approve the Finance Reports. Motion carried by unanimous vote.

Ms. Melissa Bond addressed the Board via FaceTime regarding her Practicum course and told the Board that she would be happy to come to a future Board meeting.

9.0

On motion by Mr. Smith and second by Mr. Palmer, the following education courses and instructor recommendations on the January Education agenda were approved, deferred, or denied as indicated. Motion carried by unanimous vote.

APPRAISER ELEARNING LLC

New Application:

- (CE) 2026-2027 7-Hour National USPAP Update Course – 7 Hours - Classroom
(Instructors: Bryan Reynolds, Pam Teel and Steve Kahane)
Both Course and Instructors Approved

APPRAISAL INSTITUTE - ALABAMA/MISSISSIPPI CHAPTER

New Applications:

- (CE) Chat GPT for RE Appraisers: Beginner's Edition – 7 Hours - Classroom
(Instructor: Jason Tilema)
Both Course and Instructor Approved
- (CE) 2026-2027 7-Hour National USPAP Continuing Education Course – 7 Hours - Classroom
(Instructor: Jacinto Munoz)
Both Course and Instructor Approved

CHAMPIONS SCHOOL OF REAL ESTATE

New Application:

- (CE) 2026-2027 7-Hour National USPAP Continuing Education Course – 7 Hours - Classroom
(Instructors: Will Harris and Jasmine Quinerly)
Both Course and Instructors Approved

MCKISSOCK LP

New Applications:

- (CE) Live Webinar: 2026-2027 7-Hour National USPAP Continuing Education Course - 7 Hours - Online
(Instructors: Alex Gilbert, Charles Fisher, Charles Huntoon, Dan Bradley, Diana Jacob, Greg Stephens, Howard Kanter, Jo Traut, Josh Walitt, Kevin Hecht, Mel Black, Michelle Bradley, Pam Teel, Robert Abelson, Robert Frazier, Robert McClelland, and Steve Maher)
Both Course and Instructors Approved

- (CE) 2026-2027 7-Hour National USPAP Continuing Education Course - 7 Hours - Classroom
(Instructors: Alex Gilbert, Charles Fisher, Charles Huntoon, Dan Bone, Dan Bradley, Dan Tosh, Diana Jacob, Greg Stephens, Howard Kanter, Jo Traut, Josh Walitt, Kevin Hecht, Mel Black, Michelle Bradley, Pam Teel, and Robert Frazier)
Both Course and Instructors Approved

THE CE SHOP

New Applications:

- (CE) 2026-2027 7-Hour National USPAP Continuing Education Course – 7 Hours - Online
(Instructors: Rebecca Jones and Justin Merrill)
Both Course and Instructors Approved
- (CE) The Appraiser's Tech Toolkit – 7 Hours – Online
(Instructor: Justin Merrill)
Both Course and Instructor Approved

INSTRUCTOR APPROVAL ONLY

- (LIC) 15-Hour National USPAP Course – 15 Hours - Classroom
(Instructor: Jasmine Quinerly)
Instructor Approved

10.0 **AB 24-19 and AB 25-02** Pursuant to a CSO approved by the Board at the September 9, 2025, Board meeting, Max Carlton Burkhalter received a private reprimand and was required to complete a 15-hour USPAP course with exam, a 7-hour course on the appraisal of multifamily properties and a 7-hour course on the cost approach within 3 months. On December 12, 2025, the Courses had not been completed. Pursuant to the terms of the CSO, Burkhalter's license was suspended without notice and hearing until such time as the courses are completed.

Ms. Conway discussed the investigative status charts with the Board. Ms. Conway reported that 2 new Appraiser complaints and no new Appraisal Management Company (AMC) complaints were received since the November 2025 Board meeting, 13 complaints were dismissed, and no complaints were settled, leaving a total of 19 open complaints.

11.0 There were no Probable Cause Reports to review at this time.

12.0 There were no Consent Settlement Orders to review at this time.

- 13.0 The following reciprocal license was issued since the November Board meeting: Harold E. Campbell, Jr. (G)(MS), Donald Davidson (G)(TX), Trevor Corbin Dunn (G)(SC), Ross Friedman (G)(NJ), James Robert Johns (G)(FL), Aileen Paige McCurdy (G)(TX), David Paske (G)(FL), Paul Sipala (G)(GA), Robert Andrew Soshnikov (G)(FL), and Jeffrey Trojan (G)(GA).
- 14.0 The Temporary Permit report was provided to the Board for their information.
- Ms. Conway presented a Temporary Permit application submitted by a Certified General Appraiser. Ms. Tiffany Baker discovered, during application processing, that the appraiser had already visited the property that is the subject of the Temporary Permit application when he submitted the application. On motion by Mr. Mackey and second by Mr. Mills, the Board voted to open a Board Initiated Complaint.
- 15.0 The Appraisal Management report was provided to the Board for their information.
- 16.0 Mrs. Brooks informed the Board that Ms. Leslie Tomlin had submitted her letter of resignation. Mrs. Brooks also included an Interagency Agreement between the Alabama Board of Examiners for Dietetic and Nutrition Practice and the Alabama Board of Real Estate Appraisers for the Dietetic Board to continue to provide accounting and procurement services to REAB as requested by the Board. This agreement is effective January 16, 2026, and expires January 15, 2027. On motion by Mr. Kyles and second by Mr. Mills, the Board voted to enter into this agreement. Motion carried by unanimous vote.
- Mrs. Brooks presented a memorandum from Kathleen D. Baxter, State Comptroller, announcing that the travel mileage rate for persons traveling in privately owned vehicles has increased to 72.5 cents for 2026.
- Mrs. Brooks discussed the 2026 AARO Spring Conference and asked Board members to let her know if they were interested in attending.
- 17.0 Ms. Conway is making necessary corrections to the Review Appraiser contracts and forms and will send them back to contract review.
- 18.0 Mrs. Housh discussed the Alabama Association of Regulatory Boards upcoming CIT training and encouraged Board members to attend.
- 19.0 At 5:30 p.m., on motion by Mr. Mackey and second by Mr. Smith, the Board voted to adjourn the regular Board meeting. Motion carried by unanimous vote. The Board's tentative remaining meeting schedule for 2026 is March 12, 2026, May 14, 2026, July 9, 2026, September 10, 2026, and November 5, 2026, held in the RSA Union 3rd Floor Conference Room, 100 Union Street, Montgomery, AL 36104.

Sincerely,

Carolyn Greene

Carolyn Greene Executive Secretary
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APPROVED:

Chad Anderson, Chairman

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