

MINUTES
ALABAMA REAL ESTATE APPRAISERS BOARD
RSA UNION STREET
SUITE 370
MONTGOMERY, AL 36104
March 12, 2026

MEMBERS PRESENT:

Mr. Chad Anderson (Chairman)
Mrs. Melanie Housh (Vice-Chairman)
Mr. Timothy Mills
Mr. Roger Ball
Mr. Mark Palmer
Mr. Bill Mackey

MEMBERS ABSENT:

Mr. Randall Kyles
Mr. Drew Watson
Mr. A.J. Smith

STAFF PRESENT:

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

GUESTS PRESENT:

None

1.0 Mr. Chad Anderson, Chairman, called the meeting to order at 9:07 a.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. Anderson and the Pledge of Allegiance led by Mrs. Housh.

At this time, Mr. Mills read a Resolution from Sen. Greg Albritton and the Alabama Senate commending Mrs. Brooks for her years of service and dedication to the State of Alabama and the Alabama Real Estate Appraisers Board.

Mr. Anderson also presented Mrs. Brooks with a certificate of appreciation from Governor Ivey and expressed the Board's appreciation as well.

3.0 Mr. Anderson asked for a voice roll to establish a quorum. Board members present were Mr. Chad Anderson, Mr. Tim Mills, Mrs. Melanie Housh, Mr. Mark Palmer, Mr. Bill Mackey and Mr. Roger Ball. Members who were absent were Mr. Randall Kyles, Mr. A. J. Smith and Mr. Drew Watson. A quorum was established.

Mr. Anderson informed the Board that Mr. Watson's father had passed away and expressed his condolences.

- 4.0 On motion by Mr. Mills and second by Mr. Ball, the regular minutes for January 7, 2026, were approved as written. Motion carried by unanimous vote.
- 5.0 Ms. Conway updated the Board on the case of Cleabron E. Pullum V. Alabama Real Estate Appraisers Board.
- 6.0 Ms. Conway discussed selected Bills that are in the Legislature.
- 7.0 On motion by Mr. Ball and second by Mr. Mackey, the following applications were voted on as listed. Motion carried.
- 7.1 **Trainee Real Property Appraiser application approved:** William Caldwell Mackin. **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 applications approved:** None. **Applications deferred:** None. **Applications denied:** None.
- 7.5 **Certified General Real Property Appraiser applications approved:** Jonathan Samuel Beery. (Recip)(KY), Nicholas Brown (Recip)(TN), Brian Bryant (Recip)(TX), Bradley A. Bujan (Recip)(TX), Eric Fernando Castro (Recip)(FL), Adam J. Cloern (Recip)(KY), Thomas Crozier (Recip)(NC), Linsey Ann Fowler (Recip)(FL), Christopher Martin Fudacz (Recip)(MT), Tanner Grogan (Recip)(GA), Daniel Hall (Recip)(GA), Dylan Harper (Recip)(TN), James Matthew Heidt (Recip)(GA), Joseph Francis Hernandez (Recip)(GA), Roslyn Lo (Recip)(NY), Lonnie Miller (Recip)(IN), David Moore (Recip)(GA), James Adam Norman (Recip)(GA), James P. Patterson (Recip)(TX), Dustin Pendel (Recip)(TN), Zachary Robert Quinn (Recip)(FL), Nathan Red (Recip)(CA), Lister Rivera (Recip)(FL), Akia Smith (Recip)(TX), Valerie Spicuzza, Mary D. Tieto (Recip)(NJ), Krystal Waldrop (Recip)(GA) and Aaron Ziegler (Recip)(MT). **Applications deferred:** None. **Applications denied:** None.
- 7.6 **Mentor applications approved:** None. **Applications deferred:** None. **Applications denied:** None.
- 7.7 **Trainee Real Property Appraiser Experience Log Review:** Logs reviewed: Sean Risner, Matthew Rowan, Landon Sims and Zoe Walker. **Log Review deferred:** Heather Meacham.

- 8.0 Mrs. Brooks presented the Finance report for February 2025-2026, reported that the Board was 42% into Fiscal Year 2026 and 30% 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. Palmer, the Board voted to approve the Finance Reports. Motion carried by unanimous vote.
- 9.0 On motion by Mr. Palmer and second by Mr. Mills, the following education courses and instructor recommendations on the January Education agenda were approved, deferred, or denied as indicated. Motion carried by unanimous vote.

APPRAISAL INSTITUTE - ALABAMA/MISSISSIPPI CHAPTER

New Applications:

- (CE) Make it Make Sense: A Reviewer's Perspective on Reconciliation – 7 Hours - Classroom
(Instructors: Philip Swartz and Derek Molen)
Both Course and Instructors Approved

CHAMPIONS SCHOOL OF REAL ESTATE

New Application:

- (CE) A Roadmap to Reporting on the New URAR – 4 Hours - Classroom
(Instructors: Will Harris, Jasmine Quinerly, Terri Thomure, Gynell Vestal and Nancy Zaccaria)
Both Course and Instructors Approved
- (LIC) Residential Valuation: Looking Forward – 15 Hours - Classroom
(Instructors: Will Harris, Jasmine Quinerly, Terri Thomure, Gynell Vestal and Nancy Zaccaria)
Both Course and Instructors Approved
- (LIC) Valuation Bias and Fair Housing Laws and Regulations – 8 Hours - Classroom
(Instructors: Will Harris, Jasmine Quinerly, Terri Thomure, Gynell Vestal and Nancy Zaccaria)
Both Course and Instructors Approved

MCKISSOCK LP

New Applications:

- (CE) Appraising Special-Purpose Properties - 4 Hours - Online
(Instructor: Paul Lorenzen)
Both Course and Instructor Approved
- (CE) Effects of COVID on Office Building, Tale of Six Cities - 4 Hours - Online
(Instructors: Tim Hansen and Paul Lorenzen)
Both Course and Instructors Approved

- (CE) Introduction to Condemnation Appraisals with Case Studies - 4 Hours - Online
(Instructor: Tim Hansen)
Both Course and Instructor Approved
- (CE) Introduction to Right of Way Appraisals - 7 Hours - Online
(Instructor: Dan Bradley)
Both Course and Instructor Approved
- (CE) Live Webinar: Mastering Residential Appraisal Review – 4 Hours – Online
(Instructors: Alex Gilbert, Charles Fisher, Charles Huntoon, Dan Bradley, Diana Jacob, Greg Stephens, Jo Traut, John Dingeman, Josh Walitt, Julie Floyd, Kelly Yeatts, Kevin Hecht, Mel Black, Michelle Bradley, Pam Teel, Rob Abelson, Rob Frazier, Rob McClelland, Stephanie Tuley and Steve Maher)
Both Course and Instructors Approved
- (CE) Mastering Residential Appraisal Review – 4 Hours – Classroom
(Instructors: Alex Gilbert, Charles Fisher, Charles Huntoon, Dan Bone, Dan Bradley, Dan Tosh, Greg Stephens, Howard Kanter, John Dingeman, Josh Walitt, Julie Floyd, Kelly Yeatts, Kevin Hecht, Mel Black, Michelle Bradley, Pam Teel, Rob Frazier, Robert Luciani, Stephanie Tuley, Steve Maher, Tony Pistilli and Wally Czekalski)
Both Course and Instructors Approved
- (CE) Office Buildings Assessments and Appeals - 7 Hours - Online
(Instructor: Tim Hansen)
Both Course and Instructor Approved
- (CE) UAD 3.6: Inspection Workflow Wizardly - 5 Hours - Online
(Instructor: Jo Traut)
Both Course and Instructor Approved

MELISSA BOND

New Application:

- (CE) New UAD 3.6 - 7 Hours - Classroom
(Instructor: Melissa Bond)
Both Course and Instructor Approved

THE CE SHOP

New Applications:

- (CE) Appraising ADUs and Modern Homes – 4 Hours - Online
(Instructor: Justin Merrill)
Both Course and Instructor Approved

(CE) Appraising Homes After Natural Disaster – 7 Hours – Online
(Instructor: Justin Merrill)
Both Course and Instructor Approved

10.0 There was no disciplinary report to review at this time.

Ms. Conway discussed the investigative status charts with the Board. Ms. Conway reported that 4 new Appraiser complaints and no new Appraisal Management Company (AMC) complaints were received since the January 2026 Board meeting, 1 complaint was dismissed, and no complaints were settled, leaving a total of 24 open complaints.

11.0 The Board reviewed Probable Cause Report **AB-24-35**. With Mr. Ball, Mr. Anderson, and Mrs. Housh recusing, on motion by Mr. Mackey and second by Mr. Mills, the Board voted 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-24-37**. With Mr. Ball and Mr. Anderson recusing, on motion by Mr. Mackey and second by Mr. Palmer, the Board voted 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-24-38**. With Mr. Anderson recusing, on motion by Mr. Mills and second by Mr. Mackey, the Board voted 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-25-11**. With Mrs. Housh recusing, on motion by Mr. Mills and second by Mr. Palmer, the Board voted that probable cause does not exist and to dismiss this case. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-25-05**. With Mr. Ball and Mr. Anderson recusing, on motion by Mr. Mills and second by Mr. Mackey, the Board voted 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-25-06**. With Mr. Anderson and Mrs. Housh recusing, on motion by Mr. Mills and second by Mr. Palmer, the Board voted 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-25-09**. With Mr. Smith and Mrs. Housh recusing, on motion by Mr. Mills and second by Mr. Mackey, the Board voted 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-25-18**. With Mrs. Housh recusing, on motion by Mr. Mills and second by Mr. Ball, the Board voted 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-25-19**. With Mr. Ball, Mr. Anderson and Mrs. Housh recusing, on motion by Mr. Mills and second by Mr. Palmer, the Board voted that probable cause does exist and to set this case for a hearing. Motion carried by unanimous vote.

- 12.0 There were no Consent Settlement Orders to review at this time.
- 13.0 The following reciprocal license was issued since the January Board meeting: Jonathan Samuel Beery (G)(KY), Nicholas Brown (G)(TN), Brian Bryant (G)(TX), Bradley A. Bujan (G)(TX), Eric Fernando Castro (G)(FL), Adam J. Cloern (G)(KY), Thomas James Crozier (G)(NC), Linsey Ann Fowler (Recip)(FL), Christopher Martin Fudacz (G)(MT), Tanner Grogan (G)(GA), Daniel Hall (G)(GA), Dylan Harper (G)(TN), James Matthew Heidt (G)(GA), James Francis Hernandez (G)(GA), Roslyn Lo (G)(NY), Lonnie Miller (G)(IN), David Moore (G)(GA), James Adam Noman (Recip)(GA), James P. Patterson (Recip)(TX), Dustin Pendel (G)(TN), Zachary Robert Quinn (G)(FL), Nathan Rad (G)(CA), Lister Rivera (G)(FL), Akia Smith (G)(TX), Mary D. Tieto (G)(NJ), Krystal Waldrop (G)(GA), and Aaron Ziegler (G)(MT).
- 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 State of Alabama Ethics Commission's 2025 Statement of Economic Interests form that all Board members must complete by April 30, 2026.
- Ms. Conway discussed a letter from Ms. Judith Haney asking if the Board has reached an opinion relative to the legality of Appraiser Group Data Association (A.G.D.A.) data sharing practices. A response will be sent to Ms. Haney.
- Ms. Conway presented an email from Shawn Thompson requesting clarification regarding the reporting of short-term rental (STR) income on Fannie Mae Form 1007 (Single-Family Comparable Rent Schedule), specifically, as to whether the Board has issued any formal position, advisory opinion, or disciplinary guidance addressing the appropriateness of reporting short-term rental income (e.g. Airbnb/VRBO) on Form 1007, which is traditionally intended to reflect market rent for long-term lease properties. Ms. Conway will respond to Mr. Thompson that the Board has no opinion and that he should refer to Fannie Mae.
- Mrs. Brooks presented a letter from Andrew Sorrell, State Auditor of Alabama, for Board information, regarding the property audit conducted on the Board office on December 2, 2025. Mr. Sorrell reported that all items were located and commended the staff and Mrs. Greene on this achievement.
- 17.0 Ms. Conway informed the Board that Governor Ivey had signed the contracts for the review appraisers.
- 18.0 Mr. Anderson discussed property data collectors.

19.0

At 10:37 a.m., on motion by Mr. Mackey and second by Mr. Mills, the Board voted to adjourn the regular Board meeting. Motion carried by unanimous vote. The Board's tentative remaining meeting schedule for 2026 is 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 Executive Secretary
/cg

APPROVED:
Chad Anderson, Chairman

