

MINUTES
ALABAMA REAL ESTATE APPRAISERS BOARD
RSA UNION STREET
SUITE 370
MONTGOMERY, AL 36104
May 14, 2026

MEMBERS PRESENT:

Mr. Chad Anderson (Chairman)
Mr. Randall Kyles
Mr. A.J. Smith
Mr. Timothy Mills
Mr. Roger Ball
Mr. Mark Palmer
Mr. Bill Mackey

MEMBERS ABSENT:

Mrs. Melanie Housh (Vice-Chairman)
Mr. Drew Watson

STAFF PRESENT:

Mrs. Serena Cronier Grayson, Executive Director
Ms. Neva Conway, Legal Counsel
Mrs. Carolyn Greene, Executive Secretary
Mr. Jimmy Green, Investigator

GUESTS PRESENT :

Ms. Melissa Bond, Certified Residential Appraiser, Certified Distance Education
Instructor, MPAT
Ms. Aleta Moeller, MPAT

- 1.0 Mr. Chad Anderson, Chairman, called the meeting to order at 9:04 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. Mills and the Pledge of Allegiance led by Mr. Kyles.
- 3.0 Mr. Anderson asked for a voice roll to establish a quorum. Board members present were Mr. Chad Anderson, Mr. Tim Mills, Mr. Mark Palmer, Mr. A. J. Smith, Mr. Randall Kyles, Mr. Bill Mackey and Mr. Roger Ball. Members who were absent were Mrs. Melanie Housh, and Mr. Drew Watson. A quorum was established.
- 4.0 On motion by Mr. Smith and second by Mr. Mills, the regular minutes for March 12, 2026, were approved as written. Motion carried by unanimous vote.

Ms. Melissa Bond addressed the Board regarding practicum courses which are an alternative way to complete experience requirements for appraisal licensure.

5.0 Ms. Conway informed the Board that Cleabron Pullum had filed an appeal in his case.

6.0 Ms. Conway discussed new laws that affect all boards.

- ACT #2026-319 change judicial review in administrative procedures.
- ACT #2026-160 requires all board members to complete a board governance course.
- ACT #2026-608 provides for a 2% cost of living increase for all state employees which affects board budgets.

7.0 The Board discussed how sample selection will be handled going forward. After much discussion, on motion by Mr. Kyles and second by Mr. Ball, the board voted to continue selecting samples. Motion carried by unanimous vote. Once Mrs. Greene receives the samples from applicants, she will forward them to a review appraiser. When the reviewer report is received, Mrs. Greene will forward it to the appropriate Board member for a recommendation to be made as they have in the past.

The Board discussed the Trainee application submitted by Mr. Austin Blake Smith. On motion by Mr. Mackey and second by Mr. Ball, the Board voted to deny Mr. Smith's application due to his criminal history. Motion carried by unanimous vote.

On motion by Mr. Kyles and second by Mr. Ball, the following applications were voted on as listed. Motion carried.

7.1 **Trainee Real Property Appraiser applications approved:** Heather Davis, Rachel Hamerlinck, Jacob Hebbert (Recip)(TX), and Jerry Wayne Pearson, Jr. **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:** Mark Bushnell (Recip)(IL) and Tiffany Brady Davis (Recip)(GA). **Application deferred:** Rachel Marlowe. **Applications denied:** None.

- 7.5 **Certified General Real Property Appraiser applications approved:** Patrick Adamson, (Recip)(GA), Jeffrey Walker Briggs (Recip)(GA), Stacy Ann Brown (Recip)(TX), Thomas Cotton (Recip)(GA), Timothy Dean (Recip)(GA), Christina Dominy (Recip)(SC), Kara Idella Gianni (Recip)(TX), Grace Adison Hunnings (Recip)(GA), Allison Jackson (Recip)(TX), McKennon Kessler (Recip)(GA), James Russell Pruitt, Jr. (Recip)(FL), Darrin Justin Ruot (Recip)(TX), and Daniel Stevenson (Recip)(FL). **Applications deferred:** None. **Applications denied:** None.
- 7.6 **Mentor applications approved:** None. **Application deferred:** Matthew Hargett. **Applications denied:** None.
- 7.7 **Trainee Real Property Appraiser Experience Log Review:** **Logs reviewed:** Heather Meacham. **Log Review deferred:** Channing Barkley and Randy Nelson.
- 8.0 Mrs. Grayson presented the Finance report for April 2025-2026, reported that the Board was 59% into Fiscal Year 2026 and 40% into budget expenditures and that there were no negative trends that could not be reconciled at this time. On motion by Mr. Mackey and second by Mr. Mills, the Board voted to approve the Finance Reports. Motion carried by unanimous vote.
- 9.0 On motion by Mr. Anderson and second by Mr. Palmer, the following education courses and instructor recommendations on the May Education agenda were approved, deferred, or denied as indicated. Motion carried by unanimous vote.

APPRAISAL INSTITUTE - ALABAMA/MISSISSIPPI CHAPTER

New Application:

- (CE) Attacking & Defending an Appraisal in Litigation – 15 Hours - Classroom
(Instructor: Ted Whitmer)
Both Course and Instructor Approved

APPRAISAL INSTITUTE – CHICAGO CHAPTER

New Applications:

- (LIC) 15-Hour National USPAP Course – 15 Hours - Classroom
(Instructors: Maureen Sweeney and James Coufts)
Both Course and Instructors Approved
- (CE) 2026-2027 7-Hour Equivalent USPAP Continuing Education Course – 7 Hours - Online
(Instructors: Brett Hall and Craig Harrington)
Both Course and Instructors Approved
- (CE) Cost Approach and Site Valuation in the New URAR – 4 Hours - Classroom
(Instructor: Jason Tillema)

- Both Course and Instructor Approved**
(CE) Valuing Solar PV: Methods, Market Support, and Free Tools – 4 Hours - Classroom
(Instructor: Sandra Adomatis)
Both Course and Instructor Approved

APPRAISER ELEARNING

New Application:

- (CE) Grey Matters: Judgment in Residential Appraising – 4 Hours - Classroom
(Instructor: Steve Kahane)
Both Course and Instructor Approved

UNIVERSITY OF SOUTH ALABAMA

New Application:

- (CE) Gulf Coast Real Estate Spring Forum – 3Hours - Classroom
(Instructor: Jason Tillema)
Both Course and Instructor Approved

UNIVERSITY OF UTAH - SJ QUINNEY COLLEGE OF LAW

New Application:

- (CE) Mastering Conservation Easement Appraisals: Think Like the IRS - 7 Hours - Classroom
(Instructors: Nancy McLaughlin, Gerald Barber, Stephen Small, Kimberly Tyson, Karin Gross, and Ray Krasinski)
Both Course and Instructors 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 2 new Appraiser complaints and no new Appraisal Management Company (AMC) complaints were received since the March 2026 Board meeting, 1 complaint was dismissed, and no complaints were settled, leaving a total of 25 open complaints.

11.0 The Board reviewed Probable Cause Report **AB-25-21**. With Mr. Anderson and Mr. Smith recusing, on motion by Mr. Palmer and second by Mr. Kyles, the Board voted that probable cause does exist and to set this case for hearing. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-25-23**. 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-25-25**. With Mr. Anderson 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-26-01**. With Mrs. Housh recusing, on motion by Mr. Mills and second by Mr. Mackey, 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-25-12**. With Mr. Ball and Mr. Smith 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 The Board reviewed the Consent Settlement Order on **AB-24-35**. With Mr. Anderson and Mr. Ball recusing, on motion by Mr. Mills and second by Mr. Kyles, the Board voted to approve this Consent Settlement Order. Motion carried by unanimous vote.

The Board reviewed the Consent Settlement Order on **AB-24-37**. With Mr. Anderson and Mr. Ball recusing, on motion by Mr. Mills and second by Mr. Kyles, the Board voted to approve this Consent Settlement Order. Motion carried by unanimous vote.

The Board reviewed the Consent Settlement Order on **AB-24-38**. With Mr. Smith and Mr. Anderson recusing, on motion by Mr. Mills and second by Mr. Kyles, the Board voted to approve this Consent Settlement Order. Motion carried by unanimous vote.

The Board reviewed the Consent Settlement Order on **AB-25-06**. With Mr. Ball and Mr. Anderson recusing, on motion by Mr. Mills and second by Mr. Kyles, the Board voted to approve this Consent Settlement Order with amendment. Motion carried by unanimous vote.

The Board reviewed the Consent Settlement Order on **AB-25-09**. With Mr. Smith recusing, on motion by Mr. Mills and second by Mr. Kyles, the Board voted to approve this Consent Settlement Order. Motion carried by unanimous vote.

13.0 The following reciprocal license was issued since the January Board meeting: Patrick Adamson (G)(GA), Jeffrey Walker Briggs (G)(TX), Stacy Ann Brown (G)(TX), Mark Bushnell (R)(IL), Thomas Cotton (G)(GA), Tiffany Brady Davis (R)(GA), Timothy Dean (G)(GA), Christina Dominy (G)(SC), Kara Idella Gianni (G)(TX), Jacob Hebbert (T)(TX), Grace Adison Hunnings (G)(GA), Allison Jackson (G)(TX), McKennon Kessler (G)(GA), James Russel Pruitt, Jr. (G)(FL), Darrin Justin Ruot (G)(TX), Zack Smith (G)(CT), and Daniel Stevenson (G)(FL).

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. Grayson discussed the State of Alabama Ethics Commission's 2025 Statement of Economic Interests form that all Board members must have completed by April 30, 2026. All Board members indicated that they had

completed the form.

Ms. Conway discussed the Spring AARO conference and informed the Board that the fall conference will be held October 28th – 30th in Clearwater, FL.

17.0 There was no unfinished business to discuss at this time.

18.0 Ms. Conway discussed the possibility of redistricting. Mr. Mills did not see any immediate concerns

The Board discussed practicum courses as a pathway to licensure. On motion by Mr. Mackey and second by Mr. Mills, the Board voted to allow practicum courses as a pathway to licensure.

Mr. Palmer discussed the congressional districts on the website and asked if they could be corrected. Mrs. Greene told the Board that she would look into it.

Mr. Palmer suggested that staff include information about the new Valuation Bias course requirement in the next newsletter.

19.0 At 11:28 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 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

