

MINUTES
ALABAMA REAL ESTATE APPRAISERS BOARD
RSA UNION STREET
SUITE 370
MONTGOMERY, ALABAMA
July 16, 2020

MEMBERS PRESENT:

Mr. Robert Butler (Chairman)
Mr. Billy Cotter (Vice-Chairman) joined at 9:20 a.m.
Mr. Richard D. Pettey
Mr. Mark Haller
Mr. Roger Ball
Ms. Patrice McClammy
Mr. Chad Anderson
Mr. Lew Watson
Mr. Drew Watson

MEMBERS ABSENT:

None

OTHERS PRESENT:

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

GUESTS PRESENT:

None

- 1.0 Mr. Robert Butler, Chairman, called the meeting to order at 9:12 a.m. Mrs. Carolyn Greene, Executive Secretary, recorded the minutes. The meeting was held via teleconference. Prior notice of the meeting was posted on the Secretary of State's website on December 31, 2019 in accordance with the Alabama Open Meetings Act.
- 2.0 The meeting was opened with prayer, led by Mr. Watson, and the Pledge of Allegiance, led by Mr. Haller.
- 3.0 Mr. Butler asked Mrs. Greene to call a voice roll to establish a quorum. Members present were Mr. Richard D. Pettey, Mr. Roger Ball, Mr. Mark Haller, Ms. Patrice McClammy, Mr. Lew Watson, Mr. Chad Anderson, Mr. Drew Watson and Mr. Robert Butler. Mr. Cotter joined the meeting at 9:20 a.m. There were no members absent.

- 4.0 On motion by Mr. Lew Watson and second by Ms. McClammy, the regular minutes for May 28, 2020 were approved as written. Motion carried by unanimous vote.

At this time, Mr. Butler thanked the Board for their support during his time as Chairman. Mrs. Brooks and the Board thanked Mr. Butler for his service to the Board.

At 9:15 a.m., Mr. Butler asked Ms. Conway to open nominations for Board Chairman. Mr. Lew Watson nominated Mr. Cotter for Chairman. Mr. Pettey seconded the motion. Hearing no further nominations, Mr. Butler moved to close the nominations at 9:18 a.m. Mr. Pettey seconded the motion. Motion carried by unanimous vote. Mrs. Greene called for a voice vote of the Board. Those in favor of Mr. Cotter for Chairman of the Board were Mr. Butler, Mr. Pettey, Mr. Lew Watson, Ms. McClammy, Mr. Cotter, Mr. Ball, Mr. Anderson, Mr. Haller, and Mr. Drew Watson. The Board voted to elect Mr. Cotter as Chairman by unanimous vote.

Ms. Conway opened nominations for the Vice-Chairman position at 9:20 a.m. Mr. Butler nominated Ms. McClammy for Vice-Chairman. Mr. Drew Watson seconded the motion. Mr. Pettey nominated Mr. Ball for Vice-Chairman. Mr. Haller seconded the nomination. Hearing no further nominations, Mr. Watson made a motion to close the nominations at 9:24 a.m. Mr. Butler seconded the motion. Motion carried by unanimous vote. Ms. Conway called for a voice vote for Mrs. McClammy. Those in favor of Ms. McClammy for Vice-Chairman were Mr. Drew Watson, Mr. Butler, Ms. McClammy, Mr. Cotter and Mr. Lew Watson. Ms. Conway then called for a voice vote for Mr. Ball for Vice-Chairman. Those in favor of Mr. Ball for Vice-Chairman were Mr. Pettey, Mr. Haller, Mr. Anderson and Mr. Ball. The Board voted to elect Ms. McClammy as Vice-Chairman by a vote of 5 to 4.

Mr. Cotter discussed Committee assignments with Board members.

- 5.0 Ms. Conway stated that there was nothing new to report on the Federal Trade Commission VS Louisiana Real Estate Appraisers Board or on the Dental Board VS Smile Direct Club.

- 6.0 Ms. Conway discussed the proposed rule changes to 780-X-4-.02, Application and License Fees; and 780-X-17-.05 – Expired Registration. Mr. Drew Watson recommended a 30-day grace period before late fees are imposed. Ms. Conway will include this suggestion with the proposed rule changes and send them to the Legislative Committee for their consideration.

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

7.1 **Trainee Real Property Appraiser applications approved:** Justin Scott Chittam and Brandon Lee Ison. **Applications deferred:** None. **Applications denied:** None.

Trainee Real Property Appraiser Experience Logs for Review: Logs approved: Kayla Suson Carolyn Atchley, Charles Robert Davis and Jason D. Griffin. **Logs deferred:** Lexi Ann Clark, Maurice Lyon Courtney and Nicholas Risner. **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 application approved:** None. **Applications deferred:** None. **Applications denied:** None.

7.4 **Certified Residential Real Property Appraiser applications approved:** Adolphus Catlin Cade, Ashley V. Howell and Benjamin Ryan Sanford. **Applications deferred:** None. **Applications denied:** None.

7.5 **Certified General Real Property Appraiser applications approved:** Nicholas Franjo Chop (Recip)(FL), Glenn Anthony Dickerson (Recip)(IN), Taylor Porch McKenzie, Derek James Rahlmann (Recip)(MO), Lyle Partin Reed, and Jamie E. West (Recip)(FL). **Application deferred:** None. **Applications denied:** None.

7.6 **Mentor application approved:** Kevin D. Mitchell. **Applications deferred:** None. **Applications denied:** None.

8.0 Mr. Pettey presented the Finance report for June 2019-2020 and stated that the Board was 75% into Fiscal Year 2020 and 55% into budget expenditures. Mr. Pettey stated that there were no negative trends that could not be reconciled at this time.

Mr. Ball asked if the Board would consider decreasing appraiser's license fees.

Mr. Pettey discussed the state law that prohibits Boards from increasing/decreasing fees within a five years and asked Ms. Conway to send a copy of the law to all Board members.

Mr. Pettey stated that he would schedule a Budget Committee meeting for August or September prior to the next Board meeting.

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

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

APPRAISAL INSTITUTE – ALABAMA

New Applications:

(CE) Conservation Easements: Legal, Appraisal, Accounting and Ethical Issues - 2020 – 5 Hours – Classroom
(Instructors: Stephanie Surels, Stephen Small and Vivian Howard)
Instructors 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-19-05 On July 14, 2020 to a Certified Residential Appraiser where licensee states site value was “developed through the use of land sales and reported the land sales in the work file but there is no analyzes to support the value. **Standards Rule 1-4(b)(i), 2-1(b) USPAP, 2016-17 Ed.**

Ms. Conway discussed with the Board the investigative status charts. Ms. Conway informed the Board 4 new Appraiser complaints and no new Appraisal Management Company (AMC) complaints were received since the May 2020 Board meeting, 3 complaints were dismissed, and 5 complaints were settled, leaving a total of 44 open complaints.

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

- 12.0 There were no Negotiated Settlements to review at this time.

- 13.0 The following reciprocal license was issued since the May Board meeting: Nicholas Franjo Chop (‘G’ FL), Glenn Anthony Dickerson (‘G’ IN), Derek James Rahlmann (‘G’ MD), and Jamie E. West (‘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 There were no administrative items to discuss at this time.

- 17.0 Mr. Ball and Mr. Anderson discussed the newsletter article.

- 18.0 Mr. Pettey asked Mrs. Brooks when the 2020-2021 renewal would be added to the website. Mrs. Brooks explained the process to the Board and told them that the link would be available on the website on August 1, 2020 when the renewal period opens.

19.0 At 10:09 a.m., on motion by Mr. Pettey and second by Mr. Drew Watson, the Board voted to adjourn the regular Board meeting. Motion carried by unanimous vote. The Board's tentative meeting schedule for the remainder of 2020 is; September 17, 2020 and November 19, 2020 in the 3rd Floor Conference Room, 100 North Union Street, Montgomery, Alabama.

Sincerely,

Carolyn Greene
Executive Secretary
/cg

APPROVED: _____
Billy Cotter, Chairman