

**MINUTES**  
**ALABAMA REAL ESTATE APPRAISERS BOARD**  
**RSA UNION STREET**  
**SUITE 370**  
**MONTGOMERY, ALABAMA**  
**July 17, 2008**

**MEMBERS PRESENT:**

Mr. Jon B. Blissitte (Chairman)  
Mr. Fred Crochen (Vice-Chairman)  
Mr. Joseph Lundy  
Mrs. Myra Pruit  
Mr. Joseph Lambert  
Mrs. Cornelia Tisher  
Mr. Chester Mallory  
Mrs. Dot Wood  
Mr. Chris Pettey

**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 With quorum present Mr. Jon B. Blissitte, Chairman called the meeting to order at 8:25 a.m. Mrs. Carolyn Greene, Executive Secretary, recorded the minutes. The meeting was held at the RSA Union Building, 100 N. Union Street, 3rd Floor Conference Room, Montgomery, Alabama. Prior notice of the meeting was posted on the Secretary of State's website on April 4, 2008 in accordance with the Alabama Open Meetings Act.
- 1.1 The meeting was opened with prayer by Mr. Crochen followed by the Pledge of Allegiance.
- 2.0 Members present were Mr. Jon B. Blissitte, Mr. Joseph Lundy, Mrs. Myra Pruit, Mr. Joseph Lambert, Ms. Dot Wood, Mrs. Cornelia Tisher, Mr. Chester Mallory, Mr. Fred Crochen, and Mr. Chris Pettey.

At this time, Ms. Conway conducted the swearing in ceremony of new Board member Mr. Chris Pettey, replacing Mr. Gene Garrett. Mrs. Brooks welcomed Mr. Pettey and told him that she looked forward to working with the new Board.

3.0 On motion by Mr. Lambert and second by Mrs. Pruit, the regular minutes for May 15, 2008 were approved as written. Motion carried by unanimous vote.

3.2 Ms. Conway included for new Board member information, a Scheduling Order setting the hearing for Mr. Everett Brooks for today before an Administrative Law Judge and the Board.

4.0 There was no Legislative Report to discuss at this time.

5.0 Mrs. Brooks discussed with the Board an application for a Reciprocal license from Ms. Patricia Kirkpatrick of Mississippi. On motion by Mr. Lundy and second by Mr. Lambert, the Board voted to defer Ms. Kirkpatrick's application until they have received further information regarding disciplinary action in Mississippi. Motion carried by unanimous vote.

Mrs. Brooks discussed an application for approval to take the Licensed Real Property exam from Mr. Dave Pate who is licensed in Mississippi, but is a resident of Alabama. On motion by Mr. Lambert and second by Mrs. Pruit, the board voted to allow staff to proceed with the processing of Mr. Pate's application. Motion carried by unanimous vote.

Mrs. Brooks discussed the status of an application for approval to sit for the Trainee exam previously approved by the Board for Rita Sullivan. After much discussion, and on motion by Mr. Lundy and second by Mr. Lambert, the Board voted to open an investigation and ask Ms. Sullivan to come before the Board to discuss the status of her approval. Motion carried by unanimous vote.

On motion by Mr. Crochen and second by Mr. Lundy the following applications were voted on as listed. Motion carried by unanimous vote.

5.1 **Trainee Real Property Appraiser applications approved:** William A. Baggett, Jennifer M. Barnes (Recip.)(GA), Donald W. Bass, Vicky V. Franks (Recip.)(NC), John W. Landrum, James R. Long, Jr., James Kip Lowe, Christopher McGuire, Lynne A. Rice, William B. Sheffield (Recip.)(GA), Charles D. Tisher, Bonnie P. Wheatley and Andrew D. Wilcoxon.

5.2 **State Registered Real Property Appraiser application approved:** Michael Freeman. **Applications deferred:** Monte Atkins, Michael Barrios, Susan Hamilton, Barry Kornegay, Larry Odom and Gary Randall Smith.

5.3 **Licensed Real Property Appraiser applications approved:** Christopher P. Davis, Christopher C. Jones and Carrie J. Salituro (Recip.)(GA). **Applications deferred:** Charles Curry, Allen Fucci, and Billy Gene Simmons. **Application denied:** Nancy G. White.

- 5.4 **Certified Residential Real Property Appraiser applications approved:** Robert Harley, Wendy J. Hunter (Recip.)(TX), Julia Meigs Malone, Leo Rowe, Jr. (Recip.) (OH), and Eli C. Rowell (Recip.)(GA). **Applications deferred:** Patricia Kirkpatrick (Recip.)(MS), and Theresa Matteson.
- 5.5 **Certified General Real Property Appraiser applications approved:** Rachel E. Brooks (Recip.)(GA), Terry J. Broussard (Recip.)(LA), Eben P. Bryant (Recip.)(TN), Ardalan Fathi (Recip.)(GA), Kenneth O. Fore (Recip.)(GA), Duane V. Miller (Recip.)(GA), Phillip L. Steffen (Recip.)(WY). **Applications deferred:** David Bussell.
- 5.6 **Mentor applications approved:** Sharon Blue, James H. Faulkner, Sharon Goldman, Timothy Hastings, Kellie Ross and Alyson Watson. **Application deferred:** None. **Applications denied:** Michael Murphree and Susan L. Rice.
- 6.0 Mrs. Pruitt discussed the financial report with the Board. Mrs. Pruitt stated we were 75% into FY 08 and 65% into budget expenditures. Mrs. Pruitt stated that there were no negative trends that could not be reconciled at this time. On motion by Mr. Lundy and second by Mrs. Wood, the Board voted to approve the Financial Report. Motion carried by unanimous vote.
- 6.1 On motion by Mr. Crochen and second by Mrs. Tisher the following education courses and instructor recommendations were approved, deferred, or denied as indicated.

### **ALLIED BUSINESS SCHOOLS**

#### **Initial Application:**

**Ray Bottger** – Instructor approved to teach previously approved **2008 7 Hour USPAP** course.

### **APPRAISAL INSTITUTE – CHICAGO CHAPTER**

#### **Initial Applications:**

(CE) Appraisal Curriculum Overview (General) – 15 Hours – Traditional Classroom

(Instructors: Richard L. Parli & Joseph C. Magdziarz)

**Both Course and Instructors Approved**

(CE) Appraisal Curriculum Overview (Residential) – 8 Hours – Traditional Classroom

(Instructors: Richard L. Parli & Joseph C. Magdziarz)

**Both Course and Instructors Approved**

(CE) Introduction to FHA Appraising – 7 Hours – Traditional Classroom  
(Instructor: Craig Harrington)

**Both Course and Instructor Approved**

- (CE) Appraising Historic Preservation Easements – 20 Hours –  
Traditional Classroom  
(Instructor: Richard Roddewig)  
**Both Course and Instructor Approved**

**APPRAISAL INSTITUTE – ALABAMA CHAPTER**

**Initial Application:**

- (CE) “Case Studies in Commercial Highest & Best Use” – 7 Hours –  
Traditional Classroom  
(Instructor: John Blazejack)  
**Both Course and Instructor Approved**

**MCKISSOCK APPRAISAL SCHOOL**

**Initial Applications:**

- (CE) The Art of the Addenda – 4 Hours - Online  
(Instructor: Richard McKissock)  
**Both Course and Instructor Approved**
- (CE) Introduction to Green Building for Appraisers - 2 Hours – Online  
(Instructor: Richard McKissock)  
**Both Course and Instructor Approved**
- (CE) Introduction to Expert Witness Testimony – 7 Hours – Traditional  
Classroom  
**Course Approved**

**MORTGAGE BANKERS ASSOCIATION**

**Initial Application:**

- (CE) HUD/FHA Appraisal Training – 7 Hours – Traditional Classroom  
(Instructors: R. Andy Blake & George Hibbert)  
**Both Course and Instructors Approved**

**NAIFA – National Association of Independent Fee Appraisers**

**Initial Application:**

- (CE) 5.0A 2008 National USPAP Update – 7 Hours – Traditional  
Classroom  
(Instructor: Mike Orman)  
**Both Course and Instructor Approved**

**NATIONAL HIGHWAY INSTITUTE**

**Initial Applications:**

(CE) Appraisal Review of Federal-Aid Highway Programs – 6 Hours – Traditional Classroom

(Instructors: Thomas A. Anderson & Robert Klein)

**Both Course and Instructors Approved**

(CE) Appraisal for Federal-Aid Highway Programs – 12 Hours – Traditional Classroom

(Instructors: Thomas A. Anderson & Robert Klein)

**Both Course and Instructors Approved**

**2008 – 2009 USPAP COURSE AFFIDAVITS**

**ALABAMA ASSOCIATION OF REAL ESTATE APPRAISERS**

(LIC) 2008-2009 National USPAP – 15 Hours – Online

**ALLIED BUSINESS SCHOOLS**

(CE) 2008-2009 National USPAP Update – 7 Hours – Online

**CAREER WEBSCHOOL**

(LIC) 2008-2009 National USPAP – 15 Hours – Online

**MCKISSOCK APPRAISAL SCHOOL**

(CE) 2008-2009 National USPAP Update – 7 Hours – Traditional Classroom

(LIC) 2008-2009 National USPAP – 15 Hours – Traditional Classroom

(CE) 2008-2009 National USPAP Update Equivalent – 7 Hours – Traditional Classroom

(CE) 2008-2009 National USPAP Update Equivalent – 7 Hours – Online

(LIC) 2008-2009 National USPAP Equivalent – 15 Hours – Online

Motion carried by unanimous vote.

6.2 There were no Disciplinary Reports to review at this time.

6.2.1 The Board reviewed Probable Cause Report **AB-07-39**: With Mrs. Wood recusing, on motion by Mr. Lundy and second by Mrs. Pruit, the Board voted to accept the Disciplinary Committee's recommendation 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-07-104**: With Mr. Lambert recusing, on motion by Mrs. Pruitt and second by Mrs. Wood, the Board voted to accept the Disciplinary Committee's recommendation 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-07-105**: With Mr. Lambert recusing, on motion by Mrs. Pruitt and second by Mrs. Wood, the Board voted to accept the Disciplinary Committee's recommendation 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-07-106**: With Mr. Blissitte recusing, on motion by Mr. Lambert and second by Mr. Crochen, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-07-113**: With Mr. Lambert recusing, on motion by Mrs. Pruitt and second by Mrs. Tisher, the Board voted to accept the Disciplinary Committee's recommendation 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-08-01**: With Mr. Blissitte recusing, on motion by Mr. Lambert and second by Mrs. Pruitt, the Board voted to accept the Disciplinary Committee's recommendation 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-08-02**: With Mr. Blissitte recusing, on motion by Mr. Crochen and second by Mrs. Tisher, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does not exist and to dismiss this complaint. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-15**: With Mrs. Wood recusing, on motion by Mr. Lambert and second by Mrs. Tisher, the Board voted to accept the Disciplinary Committee's recommendation 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-08-16**: With Mr. Blissitte recusing, on motion by Mr. Lambert and second by Mr. Lundy, the Board voted to accept the Disciplinary Committee's recommendation 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-08-17**: With Mr. Blissitte recusing, on motion by Mr. Lambert and second by Mr. Lundy, the Board voted to accept the Disciplinary Committee's recommendation 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-08-18**: With Mrs. Wood recusing, on motion by Mr. Lundy and second by Mr. Lambert, the Board voted to accept the Disciplinary Committee's recommendation 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-08-27**: With Mr. Lambert recusing, on motion by Mrs. Pruitt and second by Mr. Lundy, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-29**: With Mr. Lambert recusing, on motion by Mrs. Pruitt and second by Mr. Lundy, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-30**: With Mr. Lambert recusing, on motion by Mrs. Pruitt and second by Mr. Lundy, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-31**: With Mr. Lambert recusing, on motion by Mrs. Pruitt and second by Mr. Lundy, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-32**: With Mr. Lambert recusing, on motion by Mrs. Pruitt and second by Mr. Lundy, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-33**: With Mr. Lambert recusing, on motion by Mrs. Pruitt and second by Mr. Lundy, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-34**: With Mr. Lambert recusing, on motion by Mrs. Pruitt and second by Mr. Lundy, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-35**: With Mr. Lambert recusing, on motion by Mrs. Pruitt and second by Mr. Lundy, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-36**: With Mr. Lambert recusing, on motion by Mrs. Pruitt and second by Mr. Lundy, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-37**: With Mr. Lambert recusing, on motion by Mrs. Pruitt and second by Mr. Lundy, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-38**: With Mr. Lambert recusing, on motion by Mrs. Pruitt and second by Mr. Lundy, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-39**: With Mr. Lambert recusing, on motion by Mrs. Pruitt and second by Mr. Lundy, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-40**: With Mr. Lambert recusing, on motion by Mrs. Pruitt and second by Mr. Lundy, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-41**: With Mr. Lambert recusing, on motion by Mrs. Pruitt and second by Mr. Lundy, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-42**: With Mr. Lambert recusing, on motion by Mrs. Pruitt and second by Mr. Lundy, the Board voted to accept the Disciplinary Committee's recommendation that Probable Cause does not exist and to issue a Letter of Counsel. Motion carried by unanimous vote.

The Board reviewed Probable Cause Report **AB-08-46**: With Mr. Lambert recusing, on motion by Mrs. Pruitt and second by Mr. Lundy, the Board voted to accept the Disciplinary Committee's recommendation that

Probable Cause does not exist and to dismiss this complaint. Motion carried by unanimous vote.

The Board reviewed Request for Board Initiated Complaint **AB-08-56 companion case to AB-08-57**: On motion by Mr. Lambert and second by Mr. Lundy, the Board voted to open an investigation. Motion carried by unanimous vote.

The Board reviewed Request for Board Initiated Complaint **AB-08-57 companion case to AB-08-56**: On motion by Mr. Lambert and second by Mr. Lundy, the Board voted to open an investigation. Motion carried by unanimous vote.

6.2.2 The Board reviewed anonymous complaint **AB-08-54 companion case to AB-08-55**. On motion by Mrs. Pruitt and second by Mr. Lundy, the Board voted not to open a board initiated complaint. Motion carried by unanimous vote.

The Board reviewed anonymous complaint **AB-08-54 companion case to AB-08-55**. On motion by Mrs. Pruitt and second by Mr. Lundy, the Board voted not to open a board initiated complaint. Motion carried by unanimous vote.

The Board discussed the anonymous complaint procedure.

6.2.3 The Board reviewed a Consent Settlement Order on **AB-05-151**. On motion by Mr. Lambert and second by Mrs. Pruitt, the Board voted to approve this Consent Settlement Order as presented. Motion carried by unanimous vote.

The Board reviewed a Consent Settlement Order on **AB-06-45**. On motion by Mr. Lambert and second by Mrs. Pruitt, the Board voted to approve this Consent Settlement Order as presented. Motion carried by unanimous vote.

The Board reviewed a Consent Settlement Order on **AB-06-46**. On motion by Mr. Lambert and second by Mrs. Pruitt, the Board voted to approve this Consent Settlement Order as presented. Motion carried by unanimous vote.

The Board reviewed a Consent Settlement Order on **AB-07-18**. On motion by Mr. Lambert and second by Mrs. Pruitt, the Board voted to approve this Consent Settlement Order as presented. Motion carried by unanimous vote.

The Board reviewed a Consent Settlement Order on **AB-07-19**. On motion by Mr. Lambert and second by Mrs. Pruitt, the Board voted to approve this Consent Settlement Order as presented. Motion carried by unanimous vote.

The Board reviewed a Consent Settlement Order on **AB-07-27**. On motion by Mr. Lambert and second by Mrs. Pruitt, the Board voted to approve this Consent Settlement Order as presented. Motion carried by unanimous vote.

The Board reviewed a Consent Settlement Order on **AB-07-37**. On motion by Mr. Lambert and second by Mrs. Pruitt, the Board voted to approve this Consent Settlement Order as presented. Motion carried by unanimous vote.

The Board reviewed a Consent Settlement Order on **AB-07-51**. On motion by Mr. Lambert and second by Mrs. Pruitt, the Board voted to approve this Consent Settlement Order as presented. Motion carried by unanimous vote.

The Board reviewed a Consent Settlement Order on **AB-07-57**. On motion by Mr. Lambert and second by Mrs. Pruitt, the Board voted to approve this Consent Settlement Order as presented. Motion carried by unanimous vote.

The Board reviewed a Consent Settlement Order on **AB-07-58**. On motion by Mr. Lambert and second by Mrs. Pruitt, the Board voted to approve this Consent Settlement Order as presented. Motion carried by unanimous vote.

6.3 The following reciprocal licenses were issued since last meeting: Jennifer M. Barnes (T)(GA), Rachel E. Brooks (G)(GA), Terry J. Broussard (G)(LA), Eben P. Bryant (G)(TN), Ardalan Fathi (G)(GA), Kenneth O. Fore (G)(GA), Vicky V. Franks (T)(NC), Wendy L. Hunter (R)(TX), Duane V. Miller (G)(GA), Eli C. Rowell (R)(GA), Carrie J. Salituro (L)(GA), William B. Sheffield (T)(GA), and Phillip L. Steffen (G)(WY).

7.0 The temporary permit report was provided to the Board for their information.

Mrs. Brooks discussed the Florida Mutual Recognition Agreement with the Board. Mrs. Brooks explained to the Board that Florida is not issuing mutual recognition licenses to applicants who have not taken the AQB test within the last 24 months. She informed the Board that she and Ms. Conway have expressed their concern Mr. Thomas O'Brien, Executive Director of the Florida Board. Mr. O'Brien will discuss the issue at their Board meeting in August. Mrs. Brooks will report any information obtained to the Board at the September Board meeting and Alabama will not issue any licenses to Florida applicants.

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

**Reconsideration hearing for Robert J. Beckman ('T' applying for 'R')**

At 9:15 a.m. on motion by Mr. Crochen and second by Mr. Lambert, the Board voted to enter Executive Session to discuss good name and

character. Those in favor were Mr. Jon B. Blissitte, Mr. Fred Crochen, Mr. Joseph Lundy, Mrs. Myra Pruit, Mr. Joseph Lambert, Mrs. Cornelia Tisher, Mr. Chester Mallory, Mrs. Dot Wood and Mr. Chris Pettey. Motion carried by unanimous vote.

At 9:17 a.m. on motion by Mr. Lambert and second by Mr. Crochen, the Board voted to re-enter regular session. Those in favor were Mr. Jon B. Blissitte, Mr. Fred Crochen, Mr. Joseph Lundy, Mrs. Myra Pruit, Mr. Joseph Lambert, Mrs. Cornelia Tisher, Mr. Chester Mallory, Mrs. Dot Wood and Mr. Chris Pettey. Motion carried by unanimous vote.

On motion by Mr. Lambert and second by Mrs. Pruit, the Board voted to approve Mr. Beckman's application for Certified Residential Real Property Appraiser. Motion carried by unanimous vote.

### **DISCIPLINARY HEARING**

At 10:00 a.m., Administrative Law Judge Al Agricola convened the Disciplinary Hearing for Mr. Everett Brooks.

At 5:30 p.m., Mr. Agricola recessed the disciplinary hearing for the evening. The hearing will re-convene at 9:30 a.m., July 18, 2008.

11.0 At 5:40 p.m., on motion by Mr. Lambert and second by Mr. Crochen, the Board voted to adjourn until 8:30 a.m., July 18, 2008. Motion carried by unanimous vote. The Board's tentative meeting schedule for the remainder of 2008 will be September 18, 2008 at 8:15 a.m. and November 20, 2008 at 8:15 a.m. at the RSA Union Building, 100 N. Union Street, 3<sup>rd</sup> Floor Conference Room, Montgomery, Alabama.

Sincerely,

Carolyn Greene  
Executive Secretary

CG

**APPROVED:** \_\_\_\_\_  
**Jon B. Blissitte, Chairman**