

**WEST VIRGINIA REAL ESTATE APPRAISER
LICENSING AND CERTIFICATION BOARD
405 Capitol St. Charleston, WV – 4th Floor Conference Room**

MINUTES

December 4, 2019

I. Call to Order

The meeting was called to order at 10:11am by Dean Dawson, Chair.

II. Roll Call

A silent Roll Call was taken. It was determined a quorum existed.

The following were in attendance: Chair Dean Dawson (Appraiser – 2nd Congressional District, Vice Chair Rachel Phillips (Appraiser – 1st Congressional District), Joseph A, Chico, III, (Appraisal Management Company), Robert G. Wilson (Appraiser – 3rd Congressional District) by phone, Honorable Anthony Julian (General Public), Nathan Nibert (Appraiser – 3rd Congressional District), Deputy WV Attorney General Anthony D. Eates, III, and WREALCB Executive Director Patricia Rouse Pope, ex officio.

III. Remarks from the Public

Lori Noble, WV Council of Appraiser Professionals; Hollie Beckwith, Apprentice Appraiser; Sarah K. Brown, Mountain State Justice; Shana Phares, TSG Consulting; Bob Kennen, Chair, WV Real Estate Commission (WVREC); Jerry Forren, Executive Director, WVREC; and Elliott Borris, WV-licensed Appraiser; were present.

IV. Approval of Agenda

Rachel Phillips made a motion to approve the agenda. Anthony Julian seconded the motion. Motion carried.

V. Approval of the October 9, 2019 Meeting Minutes

Anthony Julian made a motion to approve the minutes from the October 9, 2019 board meeting. Joe Chico seconded the motion. Motion carried.

VI. Financial Report

Executive Director Patricia Pope presented financial reports for the months of November and December 2019. Anthony Julian made a motion to accept the financial reports as presented. Nathan Nibert seconded the motion. Motion carried.

VII. Executive Director's Report

Patricia Pope presented

1. an update on BPOs, Evaluations, and Hybrids,
2. January 2020 Board Meeting plans,
3. States of Maryland and Texas programs to match apprentices with supervisors (presentation postponed until the next meeting),
4. a list of courses and trainings taken germane to the position of executive director,
5. an update on the upcoming edition of the WVREALCB newsletter, and
6. an update on distribution of electronic USPAP manuals.

VIII. Legal Counsel Report – none

IX. Open Business

A. Finalization of BPO Language

The aforementioned attendees from the public, with the exception of Elliot Borris, joined the board members in a discussion to finalize language for a Broker Price Opinion (BPO) bill requested by the Joint Committee on Government Organization to be submitted by December 6, 2019.

A draft bill developed by Jerry Forren and distributed to board members and guests was discussed and a few changes were suggested. Jerry and Anthony would meet the following day (12.5.19) to edit the language per the board's and commission's consensus and send to the WVREALCB chair and executive director for final review.

At the conclusion of the discussion, the board agreed that, with the blessing of WVREALCB and WREC legal counsel, Anthony Eates, the revisions that would be made to the language on December 5th, may be submitted to the legislative committee.

WVREALCB Chair Dean Dawson expressed the board's appreciation of the time the WREC invested in the BPO language task and the two boards working cooperatively to accomplish it.

B. Update on Creation of Investigator Job Description - Continued for further research.

C. Fall WVREALCB Newsletter

The final article regarding BPOs, evaluations, and hybrids was emailed to the editor on November 20th and on December 3rd. Because of the editor's current schedule and the delay in getting the final submission to her, a draft for review is expected as quickly as the editor's schedule will allow.

D. Further Consideration of Bond Sliding Scale – continued.

E. Discussion of Suggested Rule Changes

A list of legislative rule change suggestions was compiled and presented at the meeting. The list will be emailed to members not in attendance. Chair Dean Dawson asked that each member review the list between now and the next 35 days to prioritize, add, and/or delete what applies and what does not, as each member deems necessary.

X. Committee Reports & Recommendations

A. Education – No recent meeting.

B. Policy and Procedures – No recent meeting.

Joe Chico made a motion to enter Executive Session to discuss Standards Committee recommendations of 12.3.19 for one allegation and one complaint. Anthony Julian seconded the motion. Motion approved. Board entered Executive Session at 1:39 pm.

Joe Chico made a motion to exit Executive Session. Rachel Phillips seconded the motion. Motion approved. Board exited Executive Session at 1:56 pm.

Anthony Julian made a motion to enter Executive Session to discuss Standards Committee recommendations of 12.3.19 for the remainder of the agenda items. Rachel Phillips seconded the motion. Motion approved. Board entered Executive Session at 2:00 pm.

Rachel Phillips made a motion to exit Executive Session. Joe Chico seconded the motion. Motion approved. Board exited Executive Session at 2:18 pm.

C. Standards – Dean Dawson made a motion to approve the recommendations and report of the December 3, 2019 Standards Committee meeting. Rachel Phillips seconded the motion. Motion carried.

D. Upgrades - Nathan Nibert made a motion to approve the recommendations and report of the December 3, 2019 Upgrades Committee meeting. Anthony Julian seconded the motion. Motion carried.

E. Personnel – No recent meeting.

XI. Open Business

A. Discussion and Conclusion of Late Fee Issue.

Board determined the late fee issue was resolved and concluded.

B. Discussion re: January 2020 Meeting – Appraiser Input re BPOs

Table by board consensus.

C. Discussion re Future Education Events

Tabled for future discussion.

D. Determine and Approve Dates for 2020 Committee and Board Meetings

Tabled to January meeting. January meeting dates determined.
Remainder of the year to be discussed at January meeting. Each meeting date is dependent upon legal counsel availability.

XII. Remarks from the Board

XIII. Adjournment

Meeting was adjourned at 4:20 p.m.

Respectfully submitted by
Patricia Rouse Pope, Executive Director



Dean Dawson, Chair

1/8/20

Date

VACANT, Secretary

Date