

**WEST VIRGINIA REAL ESTATE APPRAISER LICENSING
AND CERTIFICATION BOARD
MEETING MINUTES**

**Via Zoom
October 20, 2021 10:00
am**

I. Call to Order Dean Dawson, Chair

The meeting was called to order at 10:08 am by Dean Dawson, Chair.

II. Roll Call Dean Dawson, Chair

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

The following were in attendance via Zoom: Chair Dean Dawson (Appraiser – 2nd Congressional District), Nathan Nibert (Appraiser- 3rd Congressional District), Joseph A. Chico, III, (Appraisal Management Company), Robert G. Wilson, Jr. (Appraiser – 3rd Congressional District), Honorable Anthony J. Julian (General Public), Darlene Dunn (Financial Institution), Frank DeChiazza (Financial Institution), WVREALCB Executive Director Patricia Rouse Pope, ex officio, and Karen Fisher, Administrative Assistant.

III. Remarks from the Public

None

IV. Approval of Agenda Board

Motion made to approve the agenda by Frank DeChiazza.
Nathan Nibert seconded.
Motion carried.

V. Approval of September 22, 2021 Meeting Minutes

Motion made to approve the September 22, 2021 Meeting Minutes by Frank DeChiazza.
Anthony Julian seconded.
Motion carried.

VI. Financial Report Patricia Rouse Pope

Patricia presented the Financial Report for the month of October 2021.
Motion made to approve the Financial Report as presented by Robert Wilson.
Nathan Nibert seconded.

Motion approved.

VII. Executive Director's Report

Patricia Rouse Pope

Patricia called the Board's attention the following:

1. Update regarding 2021-22 Appraiser and Apprentice Renewals

As of the beginning of this week, 692 appraisers (327 CG; 238 CR; and 127 LR) and 160 apprentices have been renewed. Eight are pending due to issues with the application.

2. Update regarding PERD

Performance Evaluation and Research Division (PERD) director John Sylvia, and PERD staffers Brandon Burton and Brooke Christian met with Dean Dawson and Patricia Pope at the Board office on Thursday, October 7th. A copy of the Board's response letter to PERD's finding was included in the documents sent for the Board meeting. Brandon said our response will be added to the end of PERD's letter to the legislature.

We now must wait and see if the matter will be on the November interim agenda.

3. PAREA Update

The latest Practical Applications of Real Estate Appraisal (PAREA) update from The Appraisal Foundation (TAF), dated 10.12.21, was sent to each Board member that day and was included in this meeting's documents. It was brought to your attention at last month's board meeting and is a continued agenda item for future discussions and considerations. ICYMI, highlights of the update include:

- TAF created "Pathway to Success" Grant to assist non-profit organizations in the development of a PAREA program. The grant requires the program be available within two calendar years, among other requisites. Appraisal Institute was awarded the grant in collaboration with the National Society of RE Appraisers (NSREA).
- Twenty states have adopted PAREA into law.
- The AQB has received five PAREA concept submissions from organizations intending to develop a PAREA program.

4. 2022-2023 USPAP Edition

The manual is now available for purchase from TAF in print and digital. By signing a license agreement, the Board will be charged only \$30 per copy distributed. Using our latest figure of renewed appraisers and apprentices of 692 x 30. = \$20,760.

Patricia respectfully asked the Board to make a motion to approve the purchase and distribution of the latest USPAP edition to all WV-licensees and apprentices. Please clarify if the Board wishes to limit distribution to in-state resident appraisers, as was the case in 2020, or if it wishes the distribute the new edition to all licensed and certified appraisers and permitted apprentices.

Patricia will send a blast email to licensees and apprentices announcing the Board will

provide each a copy, unless the Board wants it distributed on a request-only basis.

Motion to approve providing electronic copies of the 2022-2023 USPAP edition to all WV-licensed or certified appraisers and WV-permitted apprentices by request only was made and unanimously approved by the Board.

5. Redistricting of WV Congressional Districts

The WV legislature is currently in special session to redistrict the three US Congressional districts into two districts, following the conclusion of the latest census. It appears that the state will be divided into north and south districts.

Chapter 30, Article 38 Code provides for a maximum of two representatives on the Board from each congressional district. If the pending two districts are approved, it leaves one representative, Rachel Phillips, in the 1st Congressional District, and three, Dean, Nathan, and Tyke, in the second.

This issue is brought to the Board’s attention to consider changing the code during this coming legislative session, if it sees fit to do so.

6. Annual Auditor’s Training

All Board members should have received the announcement from Nancy Pennington regarding the Annual Auditor’s Training. If you haven’t, Patricia will forward it to you.

Per Code, Board members must attend the training at least once during their current term.

This year, there will not be an in-person or live streaming option. Materials will be presented to be viewed at your convenience. However, the required annual seminar attendance will be strictly verified *via online* registration and confirmation of receipt of handout materials by email, once they are ready for distribution.

You must register by November 3rd, but no date has been established yet as to when the materials will be available. They expect to go back to in-person training next year.

VIII. Legal Counsel Report

None.

IX. Committee Reports & Recommendations

A. Standards

Dean Dawson

Report of Recommendations of 10.14.2021 Meeting:

New Complaint(s)
None

New Allegation(s)

- A21-011 – Elevated to Complaint
- A21-012 - Dismissed
- A21-013 - Dismissed
- A21-014 - Continued

Pending Allegation(s)

None

Pending complaint(s)

- a. S20-001-C
- b. S20-002-C
- c. S20-006-C – Hearing Scheduled on 1.10.2022
- d. S20-010-C
- e. S20-012-C
- f. S20-013-C
- g. S20-014-C – Consent Decree terms met. Matter concluded.
- h. S21-001-C
- i. S21-002-C – Being sent to outside reviewer
- j. S21-003-C
- k. S21-004-C
- l. S21-005-C
- m. S21-006-C
- n. S21-007-C
- o. Hybrid-related Appraisal

Motion made to accept the Standards Committee recommendations as presented by Dean Dawson.

Joe Chico seconded.

Motion carried

B. Upgrades**Nathan Nibert, Chair**

Report of recommendations of 10.14.2021 Meeting:

- a. U21-033-S - Denied
- b. U21-034-S - Denied
- c. U21-035-S – Approved (Nathan Nibert recused)
- d. U21-032-L - Approved
- e. U21-031-G - Approved
- f. U21-020-L - Approved
- g. U21-024-S - Denied
- h. U21-026-L - Continued
- i. U21-021-S - Continued

Motion made to accept the Upgrades Committee recommendation by Nathan Nibert. Anthony Julian seconded.

Motion carried.

C. Education**Board**

Consideration of Approval of Education Courses for QE or CE.

- a. ASFMRA – 2021 Annual Conference Day 1 (for 6 hrs. CE) - Denied
- b. ASFMRA – Rapid Fire Case Studies (for 5 hrs. CE) – Approved
- c. ASFMRA – Timberland Valuation for Foresters & Rural Appraisers (for 12 hrs. CE) – Approved
- d. McKissock – WV Appraisal Law 9 (for 3 hrs. CE) – Continued for review by outside counsel

Motion made to approve each recommendation by Dean Dawson.

Joseph Chico seconded.

Motion carried.

X. Open Business

- A. Consideration of Practical Applications of Real Estate Appraisal (PAREA) - Continued
- B. Consideration of WVOT Website Issues & Researching Other Vendors – Continued.
- C. Consideration of AMC/Appraisal – Continued.
- D. Consideration of Zoom Protocol – Continued.
- E. Consideration of In Person Meetings – Continued due to on-going COVID-19 concerns.
- F. Consideration of McCune Matter – Continued.

XI. New Business

- A. Presentation by CE Brokers, Catherine Como, Account Executive – Board will consider the matter and research other continuing education brokers.

XII. Remarks from the Board

None

XIII. Adjournment

Motion to made to adjourn by Dean Dawson.

Nathan Nibert seconded.

Motion carried.

The Board meeting was adjourned at 12:16 pm.

Upcoming Meetings/Events:

- WVREALCB meeting – November 17, 2021
- Standards & Upgrades Committee meeting – November 10, 2021

- ASC State Offsite Assessment – November 15-18, 2021

Respectfully submitted by

Patricia Rouse Pope, Executive Director



Dean Dawson, Chair

12.1.2021

Date

VACANT Secretary

Date