

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

**Via Zoom
January 25, 2023
9:00 am**

I. Call to Order Dean Dawson, Chair

The meeting was called to order at 9:07 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 – 1st Congressional District), Vice Chair Rachel Phillips (Appraiser – 2nd Congressional District), Frank DeChiazza (Financial Institution), Daniel Burns, Esq. (Public), Scott Barnette, Esq. (Public), Russel Rice, (Appraiser – 1st Congressional District), and Thomas McCall (Administrative Assistant).

III. Remarks from the Public

Andy Reisser – MountainSeed AMC

-Inquiry regarding Evaluations and current language in our code
Discussion ensued related to how Evaluation providers could remain compliant with our code as it written. The Board provided Mr. Reisser with language from the AGs office that would need to be provided in any evaluation to be compliant. Board advised Mr. Reisser that any form could be approved so long as it contained the language provided by the AG's office.

9:25 – Scott Barnette exited the meeting

9:51 – Andy Reisser exited the meeting

IV. Approval of Agenda Board

Motion made to approve the agenda by Russell Rice.
Frank DeChiazza seconded.
Motion carried.

V. Financial Report

Jeff Burrell briefed the Board detailing revenue and expenditures for the month of December, 2022 relative to the fiscal year budget. Board discussed

options available to assist the Board in avoiding a sweep of funds by the Treasury

Scott Barnette rejoined the meeting at 10:04am

Frank DeChiazza motioned to approve the Financial Report. Rachel Phillips seconded Motion carried without further discussion

VI. Executive Director's Report

Jeff Burrell

Report on total # of licensees, AMCs, apprentices, and temporary permit holders
Update on current bills introduced in Legislature and potential impacts to Board

VII. Legal Counsel Report

Dean Dawson advised Board on AG office's language provided related to Evaluations and their advice on what should be included to distinguish Evaluations from Appraisals.

Board discussed 6 month time frame for letters to be sent updating licensees who have had a complaint filed against them, and when the clerk

Motion Scott Barnette to enter Executive Session. Seconded Russell Rice.

A. Standards

Dean Dawson

Consideration of New Allegation(s) - None

Consideration of Pending Allegation(s)

- a. A22-017 - Dismissed
- b. A22-018 – Pending
- c. A22-019 –Pending

Consideration of Pending complaint(s)

- a. S21-004, s21-006, s21-008 – No New Updates
- b. S20-013, S21-005, S21-007—No New Updates

Dean Dawson motioned to approve the recommendations of the Standards Committee; Rachel Phillips seconded; motion carried

B. Upgrades

Dean Dawson

Consideration of Upgrades applications:

- a. U23-001-S

- b. U23-002
- c. U23-004

Additional Information was needed in order for consideration of Upgrade applicants. It was determined that the application forms be amended to clarify information required of applicants

Dean Dawson motioned to approve the recommendations of the Upgrades Committees; Russel Rice seconded; motion carried

C. Education

Board

- a. Valuation of Conversation Easements – Appraisal Institute
- b. Impact of Short-Term Rentals on Real Estate Valuation
- c. Complex Valuation
- d. Appraising in Floodplains
- e. The Appraiser as an Expert Witness: Preparation and Testimony
- f. ASFMRA Annual Meeting
- g. Rapid Fire Case Studies
- h. Course 400 Principles of Real Estate Appraisal
- i. Avoiding Bias: Building a Defense

Dean Dawson motioned to approve the recommendations of the Education/Upgrades Committee; Rachel Phillips seconded; motion carried

Previously documented motions/votes/continuations regarding Standards, Upgrades and Education were made after exiting Executive Session.

VIII. Open Business

- A. Consideration of CSS Inquiry – Same issue as discussed in Public Remarks
- B. Consideration of in-Person Meetings – Continue on Zoom until Board Room finished
- C. Consideration of another WV Law Course Provider – Objectives sent to alt. Provider
- D. Hybrid/Bifurcated Appraisals – No discussion – discussed in prior meetings
- E. Consideration of Appraiser Independence – No Discussion – discussed in prior meetings
- F. Clarification re: latest USPAP cycle requirements – No Discussion – discussed in prior meetings
- G. Expired /Inactive License Re-Activation – Determined applicant would have 60 days and required to submit proof of 28 hours of CE – Russel Rice motioned to approve; Rachel Phillips seconded; motion carried

IX. New Business

- A. Proposed Meeting Calendar – Approved
- B. Legislative Issues Review – Scheduled 1/30 – Dean, Russ, Rachel, Jeff

C. AARO – Russ & Rachel intend to attend Spring Conference

X. Remarks from the Board

None

XI. Adjournment

The meeting was adjourned at 11:00am

Upcoming Meetings/Events:

- WVREALCB meeting – February 22, 2023
- Standards & Upgrades Committee meeting – February 15, 2023



Dean Dawson, Chair

01/27/2023

Date

VACANT Secretary

Date