

MINUTES OF MEETING
OF
LOUISIANA REAL ESTATE APPRAISERS BOARD

January 23, 2012

The Louisiana Real Estate Appraisers Board held its regular business meeting on Monday, January 23, 2012, at 9:00 a.m., at 9071 Interline Avenue, Baton Rouge, Louisiana, according to regular call, of which all members of the board were duly notified, at which meeting the following members were present:

BOARD

Leonard E. "Pete" Pauley, Jr., Chairman
Roland M. Hall, Sr., Vice Chairman
Gayle Boudousquie, Secretary
Michael A. Graham
Clay F. Lipscomb
Gary S. Littlefield
Tommie McMorris

STAFF

Bruce Unangst, Executive Director
Arlene Edwards, Legal Counsel
Tad Bolton
Anne Brassett
Mark Gremillion
Robert Maynor
Summer Mire
Marsha Stafford
Jenny Yu

GUESTS

Heidi Lee
Andre Montz

Board member Butch Landry is undergoing eye surgery in the morning, and was unable to attend the meeting.

Call to Order/Approval of Minutes

Chairman Pauley called the meeting to order. Mr. Hall led the Invocation. Mr. Littlefield led the Pledge of Allegiance. On motion made by Mr. Hall and seconded by Mr. Littlefield, the minutes of the December 19, 2011 meeting were unanimously approved as written and circulated.

Chairman Pauley welcomed Andre Montz and former board member Heidi Lee. At issue was Mr. Montz's request for Board clarification regarding his ability to perform administrative/compliance reviews for his clients without holding a Louisiana real estate appraiser license (*See Attachment*). Ms. Lee addressed the Board on behalf of Mr. Montz and other in-state reviewers concerning §3393.G. of the appraiser law which states, "It shall be unlawful for any individual, person, partnership, association, or corporation to perform any type of review or analysis of a real property appraisal, unless that person is licensed to perform real property appraisals." While it may have been the Board's intent that this apply only to technical reviews, rather than administrative/compliance or quality control reviews, the law fails to differentiate between them. Mr. Pugh recommended that the law be modified to allow non-licensed individuals to perform administrative/compliance reviews. Legal counsel advised that this may be able to be handled by rule change. She will look into this and contact Ms. Lee, who agreed to draft and submit proposed language to the Legal/Legislative Committee for review and final approval by the Board.

Director Unangst introduced our new Compliance Investigator 3, Tad Bolton. Mr. Bolton brings with him over 30 years appraisal experience. He has performed both residential and commercial appraisals, and has a good handle on practical issues affecting appraisers. While Mr. Bolton's primary focus will be regulation and enforcement of AMCs, he will also review appraisal complaints as well as reports submitted by trainees seeking their Residential certification.

Budget Report

Ms. Yu provided the budget report for the period ending December 31, 2011. She advised of the decrease in personnel expenses, as well as overall expenditures, but noted that personnel expenses will increase with the hiring of Mr. Bolton. Chairman Pauley inquired about Mr. Bolton's salary and was advised by counsel that this issue could only be discussed in Executive Session.

Total operating expenses are also down. In 2010 the total was \$163,864, whereas total operating expenses for 2011 was \$102,058. Director Unangst commended the Board for being good stewards for cost control, noting that travel expenses for 2011 were down by over \$1,300 from 2010. Previous budget shortfalls have been detrimental in that board members and staff have not been able to travel to the Association of Appraiser Regulatory Officials (AARO) conferences and other board related seminars. Members concurred with Director Unangst suggestion that the Board consider establishing a travel policy.

Experience Review Report

Mr. Hall made motion, seconded by Mr. Graham, to approve **Richard A. Rachal** (#T2505) for his **Certified General** license. Motion passed by unanimous vote. Mr. Hall made motion, seconded by Mr. Littlefield, to approve **Jamie S. Smith** (#T2504) for her **Certified General** license. Motion passed without opposition.

Director's Report – No report given.

New Business

Mr. McMorris made motion, seconded by Mr. Littlefield, to close the nomination of officers and leave as is for 2012. Mr. Hall advised that he could not support the motion, noting that Mr. Pauley has served as Chairman for more than two consecutive terms. Legal Counsel stated that there is nothing in the appraisal law or rules regarding limitation of terms; however, the normal procedure for election of officers is held annually with the Vice Chair moving up to Chairman and the Secretary moving up to Vice Chair. Mr. Graham noted that Mr. Hall stepped aside three years ago to allow Chairman Pauley to serve again. He does not want the election issue to cause discontent amongst the Board. The motion failed by a roll call vote of 5 – 2, with members Boudousquie, Graham, Hall, Lipscomb, and Pugh voting in opposition. Mr. Pugh opened the floor to any members wishing to serve as officers. Ms. Boudousquie made motion, seconded by Mr. Pugh, to appoint Mr. Hall as Chairman. Motion passed by a unanimous roll call vote. On motion made by Mr. Graham and seconded by Mr. Pugh, the Board voted unanimously to elect Mr. Pauley as Vice Chairman and re-elect Ms. Boudousquie as secretary.

Mr. Hall deferred Education and Legal/Legislative Committee appointments until he is able to confer with other board members regarding their interest to serve.

There being no additional items to discuss, the meeting was adjourned on motion made by Mr. McMorris and seconded by Mr. Graham.

Gayle A. Boudousquie, Secretary

Leonard E. "Pete" Pauley, Jr., Chairman