

MINUTES OF MEETING  
OF  
LOUISIANA REAL ESTATE APPRAISERS BOARD

May 21, 2012

The Louisiana Real Estate Appraisers Board held its regular business meeting on Monday, May 21, 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**

Roland M. Hall, Sr., Chairman  
Leonard E. "Pete" Pauley, Vice Chairman  
Michael A. Graham  
Newton J. "Butch" Landry  
Clay F. Lipscomb  
Gary S. Littlefield

**STAFF**

Bruce Unangst, Executive Director  
Arlene C. Edwards, Legal Counsel  
Anne Brassett  
Mark Gremillion  
Robert Maynor  
Marsha Stafford  
Jenny Yu

Board members Gayle Boudousquie, Wayne Pugh, and Tommie McMorris were unable to attend the meeting.

**Call to Order**

Chairman Hall called the meeting to order and led the Invocation. Vice Chairman Pauley led the Pledge of Allegiance. On motion made by Mr. Littlefield and seconded by Mr. Pauley, the minutes of the April, 2012 meeting were unanimously approved as written and circulated.

**Budget Report**

Ms. Yu provided the budget report for the period ending April 30, 2012 (*See Attachment A*). Director Unangst noted that 9% of his salary is currently allocated to the Board's budget. In that he is spending much more than 9% of his time working directly with the Board on appraisal related issues, he requested ratification to allocate 20% of his salary to the budget for the next fiscal year. Mr. Littlefield made motion, seconded by Mr. Pauley, to reallocate Director Unangst's salary for the next fiscal budget. Motion passed by unanimous vote.

**Experience Review Report**

Mr. Bolton reviewed appraisal reports for Jeremy C. Banks and Lloyd Brian Peek, and found the reports to be in compliance with USPAP. Mr. Pauley made motion, seconded by Mr. Littlefield, to approve **Jeremy C. Banks** (#T2375) for his Certified **Residential** license. Mr. Pauley made motion, seconded by Mr. Littlefield, to approve **Lloyd Brian Peek** (#T1776) for his **Certified Residential** license. Both motions passed without opposition.

Mr. Littlefield inquired about the dwindling number of licensees. Ms. Brassett advised that the decline is largely due to trainees who did not renew. The number of incoming applications is also way down because of the strict licensing requirements mandated by the Appraiser Qualifications Board (AQB), and the difficulty of finding a certified appraiser willing to mentor a trainee. With licensing requirements getting even more difficult in 2015, the trainee program is on a downward spiral. Chairman Hall believes that the only resolution to the problem would be to change the current requirements relative to supervision and experience required of trainees. Mr. Graham advised that such changes would need to come from the federal level. He will get with Mr. Pugh on this issue to inquire as to what would have to be done. All members agreed with Vice Chairman Pauley's assessment that this is a problem likely affecting most jurisdictions. If so, maybe the states need to band together to address the issue with the Appraisal Subcommittee.

## **Director's Report**

Director Unangst proudly announced that this is the first time in history that he can recall LSU holding the SEC Regular Season Championship in both football and baseball. Chairman Hall mentioned that fellow Board member Mike Graham is a former LSU champion baseball player, with two SEC rings and one National Championship ring.

In discussing the problems previously addressed, Director Unangst noted that the appraisal industry is one of the most heavily monitored. State appraiser boards are regulated by the federal government, who continues to increase the minimum requirements for state licensing and certification. On one hand, licenses wishing to upgrade from the trainee classification to the certified residential or general classification are required to complete specific college curriculum and/or hold an Associate or Bachelor's degree, only to earn a minimum wage income. On the other hand, there is the evolving role of AMC's and the control of income earned by certified residential appraisers. All in all, this is a crushing situation. Thankfully, our AMC Bill gives the Board statutory authority to enforce customary and reasonable fees. Hopefully this will level the playing field and help to ensure that residential appraisers will be able to make a living wage for their family. Through the enforcement mechanism, the Board will be able to discipline those appraisers who accept appraisals that they are not qualified to do. This will ultimately result in a win-win situation.

Board member Pugh and Mr. Bolton attended the AARO Conference in Chicago. Both were able to network with representatives from other jurisdictions, and came back with very helpful information. Mr. Bolton is currently attending a CLEAR Conference, which will give him a greater knowledge regarding investigation and interview techniques, and report writing.

Director Unangst recommended that he, Ms. Edwards, and the Executive Committee look at the Ethics Laws, particularly those that deal prohibitive sources, to ensure that any possibility of potential liability by the Board does not exist.

HB. NO.1014 is expected to be on the Senate Floor sometime this week. Chairman Hall expressed gratitude to all involved in the AMC legislation. Director Unangst will send a letter of thanks to Scott Dibiasio and Bill Gardner.

Lastly, Director Unangst spoke with Joan Trice, of ClearBox, and has a much better understanding of the services offered. Louisiana was one of two states that were not using ClearBox. We are in the process of sending them the necessary information to use their online services. This will be a very helpful tool when dealing with AMCs, as ClearBox maintains a full database of AMCs located throughout the country.

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

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Roland M. Hall, Sr., Chairman

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Gayle A. Boudousquie, Secretary