

MINUTES OF MEETING
OF
LOUISIANA REAL ESTATE APPRAISERS BOARD

September 16, 2013

The Louisiana Real Estate Appraisers Board held its regular business meeting on Monday, September 16, 2013, 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
Gayle A. Boudousquie, Secretary
Newton J. "Butch" Landry
Clay F. Lipscomb
Gary S. Littlefield

STAFF

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

GUESTS

Rob Rieger

Board members Pete Pauley, Michael Graham, and Tommie McMorris were unable to attend the meeting.

Call to Order

Chairman Hall called the meeting to order and led the Invocation. Mr. Littlefield led the Pledge of Allegiance. On motion made by Ms. Boudousquie and seconded by Mr. Littlefield, the minutes of the July 15, 2013 meeting were unanimously approved as written and circulated.

Budget Report

Ms. Boudousquie and Ms. Yu provided the budget report for the period ending August 31, 2013. Ms. Yu advised that the auditors gave the Board a clean bill. She also noted that revenue is up by over \$13,000.

Director's Report

Director Unangst reported that ASC Program Policy Managers, Kristi Klamet and Denise Graves, found certain deficiencies with our program during their audit this past May. Much of their findings were based on how the ASC expects things to be handled and how their interpretations may differ from staff's. Ms. Klamet and Mr. Neal Fenochietti returned last month and were happy to report that all deficiencies previously noted had been taken care of. Director Unangst cited one particular concern addressed by Ms. Klamet and Ms. Graves regarding staff approval of college credits for qualifying education toward the General certification license. Director Unangst requested a course matrix from Texas A & M, one of the few universities in the country to have a master's program in real estate appraisal, and L.S.U., where the two Certified General appraisers received their Bachelor's degrees. Based on the information received it was determined that the L.S.U. courses approved by staff were acceptable for qualifying education credit.

Director Unangst recently addressed attendees at the Mortgage Lenders Association Conference in New Orleans. A topic of discussion was the proposed 3% rule recommended by mortgage companies as it relates to real property appraisals. Mr. Littlefield will contact Joe Gendron with the Louisiana Bankers Association to learn more about this proposal.

Director Unangst will be attending an annual outreach to realtors in Monroe, LA on October 8, 2013. He welcomes requests from appraiser groups to schedule an open forum anytime he plans on being in their area.

If the board receives a complaint regarding an AMC's payment of customary and reasonable fees to an appraiser and determines the complaint warrants additional investigation, a letter is sent to the AMC requesting documentation as to how this fee was established. In most cases, this makes the AMC more aware of stricter adherence to Dodd-Frank guidelines relative to customary and reasonable fees.

Chairman Hall feels our \$20,000 Surety Bond requirement for licensed AMCs in Louisiana is woefully inadequate. He referred to a now defunct AMC that cost state certified appraisers in excess of \$100,000. Chairman Hall advised that Kentucky has established its own cash recovery fund, similar to that of the Louisiana Real Estate Commission's. All licensed AMCs in Kentucky are required to pay an annual \$300.00 fee for the fund. Chairman Hall feels this is a much better approach. He will keep abreast on how this recovery fund works in Kentucky.

Names of all persons interested in serving on the Peer Review Committee have been sent to Cheryl Bella and Wayne Pugh for their review and recommendation.

Unfinished Business

Director Unangst mentioned the LREC's ability to fine licensees who fail to complete the required continuing education for license renewal. He asked Mr. Maynor to provide a brief overview of the Commission handles this procedure. Chairman Hall requested that this matter be placed on next month's agenda for further discussion.

New Business

Staff advised that this year's mandatory continuing education topic for real estate licensees, "Real Estate Contracts", was reviewed by Ms. Klamet and Ms. Graves and has been approved for four (4) hours of continuing education credit for real estate appraisers.

Effective January 1, 2015, the mandatory 7-Hour USPAP Update Course can only be taken once per two-year renewal cycle.

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

Roland M. Hall, Sr., Chairman

Gayle A. Boudousquie, Secretary