

MINUTES OF MEETING
OF
LOUISIANA REAL ESTATE APPRAISERS BOARD

April 20, 2015

The Louisiana Real Estate Appraisers Board held its regular business meeting on Monday, April 20, 2015, 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
Michael A. Graham
Newton J. "Butch" Landry
Clay F. Lipscomb
Gary S. Littlefield

STAFF

Bruce Unangst, Executive Director
Anne Brassett
Mark Gremillion
Robert Maynor
Marsha Stafford
Jenny Yu

GUESTS

Rebecca Smith, Adams and Reese, LLP
Tim Theriot, Certified Residential Appraiser #R3864

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

Call to Order

Chairman Hall called the meeting to order and led the Invocation. Mr. Lipscomb led the Pledge of Allegiance. On motion made by Mr. Littlefield and seconded by Mr. Lipscomb, the minutes of the March 16, 2015 meeting were unanimously approved as written and circulated.

Budget Report

Ms. Yu provided the budget report for the period ending March 31, 2015 (*See Attachment A*). Revenue is up by \$28,000 and we are in the black once again.

Director's Report

Director Unangst presented a photograph of the office sign in the front of the building which had been mocked up to include the Real Estate Appraiser Board (*See Attachment B*). Mr. Littlefield made motion, seconded by Mr. Landry, to approve the new signage. Motion passed without opposition.

Act 809 (*See Attachment C*), enacted during last year's regular Legislative Session, requires state boards to issue provisional and regular licenses to ex-offenders unless those individuals have been convicted of homicide, a "crime of violence", a "sex offense", or an offense involving fraud if the licensed field of work is one in which the licensee owes a fiduciary duty to a client. The Act did provide discretion to certain boards and commissions; however, the LREC and REAB were inadvertently omitted from that group. Senator Bodi White is sponsoring an amendment to Act 809 to include the Louisiana Real Appraiser Board and the Louisiana Real Estate Commission. This proposed amendment (Senate Bill 83) is scheduled to be heard in the Senate Commerce Committee tomorrow.

Director Unangst held an informative meeting with appraisers in Hammond. They would like to see the availability of an online interactive form, not just for filing complaints, but to interact with staff, Board members, etc. This is something that can certainly be included on the Board's website in the future.

Encore presentations of the **2014-2015 USPAP Update Seminar** are scheduled for Wednesday, May 20, 2015, in Baton Rouge, and Thursday, May 28, 2015, in Bossier City. Two additional presentations will be held in the fall.

Since a formal hearing is scheduled for Thursday, June 4, 2015, Chairman Hall concurred with Director Unangst's suggestion that the regular business meeting in May be cancelled. Chairman Hall urged members to do their best to be present for the hearing. Director Unangst cautioned the Board that they are not to discuss pre-hearing matters with staff.

Unfinished Business

Board members were emailed the residential and general appraiser continuing education courses written by Ms. Lee, and asked to review them for discussion at today's meeting. Ms. Boudousquie feels the courses are generic, with no real differentiation between the two. Chairman Hall requested that Ms. Boudousquie, Mr. Graham, and Mr. Lipscomb compile additional questions and answers for inclusion in the commercial course. The Board is still considering whether or not to combine both courses. Ms. Boudousquie made motion, seconded by Mr. Lipscomb, to offer the initial courses at no cost to attendees. Motion passed without opposition.

New Business

Director Unangst addressed several issues being proposed by the Appraisal Institute and the Coalition:

1. Written disclosure of the total compensation received by the residential appraiser, aside from the AMC payment. Transparency is a must!
2. Several AMCs require fee appraisers to sign an indemnity clause, which is in violation of Chapter 307 of the AMC rules and regulations.
3. Appraisers need to be protected from getting "stiffed" by AMCs and not receiving compensation for their work.

Mr. Littlefield questioned the method by which written disclosure of compensation would be provided. Director Unangst advised that the disclosure would be included in the appraisal report.

On motion made by Ms. Boudousquie and seconded by Mr. Graham, the Board unanimously approved Issue #1. On motion made by Mr. Lipscomb and seconded by Ms. Boudousquie, Issue #2 was approved without opposition. Regarding the third issue, Director Unangst believes that the required \$20,000 AMC Surety Bond will cover any problems that may arise.

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

Roland M. Hall, Sr., Chairman

Gayle A. Boudousquie, Secretary