

MINUTES OF MEETING
OF
LOUISIANA REAL ESTATE APPRAISERS BOARD
January 7, 2019

The Louisiana Real Estate Appraisers Board held its regular business meeting at 10:00 a.m. on Monday, January 7, 2019, 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

Seymon S. "Windy" Hartzog
H. Carter Leak, IV
Mark Major
Robert E. McKinnon, Jr.
Terry L. Myers
Kara A. Platt
Rebecca A. Rothschild
Robert L. Russell
F. Troy Williams
Margaret K. Young

STAFF

Bruce Unangst, Executive Director
Arlene Edwards, Legal Counsel
Anne Brassett
Mark Gremillion
Robert Maynor
Summer Mire
Ryan Shaw
Jenny Yu

GUESTS

Ryan Hanie
Bill Kipf
Joe Mier
Jim Purgerson

Call to Order

Ms. Platt called the meeting to order. Mr. Williams led the Invocation; Mr. McKinnon led the Pledge of Allegiance. Director Unangst welcomed new Board member Mark Major.

Pledge of Service

Ms. Platt administered the pledge of service to new Board appointee Mark Major (*See Attachment A*). Mr. Major is with Guaranty Bank of New Roads and fills the position previously held by Mr. Purgerson.

Presentation of Plaques

Director Unangst presented a plaque of appreciation to former Board member Jim Purgerson. He thanked Mr. Purgerson for his dedication to the Board and the banking industry.

Approval of Minutes

On motion made by Mr. McKinnon and seconded by Mr. Williams, the minutes of the November 19, 2018 meeting were approved as written and circulated (*See Attachment B*).

Budget Report

Ms. Yu provided the budget report for the period ending December 31, 2018 (*See Attachment C*). Revenue is up by \$12,000 and the budget remains in the black. Director Unangst noted that, while deficits are common during renewal season, the budget is right on track with projections.

Director's Report

Director Unangst distributed a renewal summary of real estate appraisers and licensed AMCs (*See Attachment D*). The numbers exceed last year at this time and we should be ahead of budget at the end of this fiscal year. Cash reserves have been replenished and the budget remains healthy regardless of the FTC fees.

Public Comment

Mr. Mier addressed the Board, requesting that AMCs who've not yet renewed their Louisiana license either be posted on the website or that a list of all expired AMCs be emailed to appraisers. His concern is that many are merging/consolidating with other companies or closing down, and appraisers are not getting paid. He believes that AMCs should be required to maintain an escrow account and asked the Board to consider this.

Director Unangst advised that Mr. Mier's group, Louisiana Real Estate Appraiser Coalition, recently held a two-day seminar instructed by Mr. Richard Hagar. The event was very well received; with over 70 attendees each day.

Director Unangst welcomed guests Bill Kipf and Ryan Haynie.

Unfinished Business

The Board has entered into a Professional Services Contract with Melissa Bond. Ms. Bond is extremely qualified to assist the Investigative Division in reviewing appraisal complaints, having been a certified appraiser in Mississippi for many years and an approved appraiser continuing education provider/instructor in Mississippi and Louisiana as well. Board member, Margaret Young, has taken several of Ms. Bond's courses and noted that she is an excellent instructor.

New Business

- 1. Election of Officers** – Mr. Williams made motion, seconded by Mr. Myers, to elect Kara Platt as Chairperson of the Board; Ms. Young made motion, seconded by Mr. Russell to elect Mr. McKinnon as Chairman. With no further recommendations, nominations were closed on motion made by Mr. Russell and seconded by Mr. Williams. Ms. Platt was nominated as Chairperson by a roll call vote of 8 – 1, with Ms. Young voting against the motion. On motion made by Ms. Rothschild and seconded by Mr. Myers, Robert McKinnon was unanimously affirmed as Vice Chair; on motion made by Mr. Myers and seconded by Ms. Young, Ms. Rothschild was elected to serve as Secretary. The positions of Vice Chair and Secretary were affirmed by unanimous roll call vote.
- 2. Statute of Repose Legislation** – Director Unangst distributed proposed legislation relative to the provision of preemption of actions for damages against real estate appraisers and appraisal companies (*See Attachment E*). He believes there will be very little, if any, opposition to the bill. On motion made by Ms. Rothschild and seconded by Mr. Leak, the Board voted unanimously to proceed with introduction of the legislation as presented to the Board at today's meeting.
- 3. Evaluations Discussion** – For new members, Director Unangst provided an overview of previous Board discussions relative to our law's definition of "evaluation" versus the federal law's definition. The consensus is to amend our law to track the federal provision. Once defined, appraisers would be able to perform evaluations consistent with inner agency guidelines without having to conform to USPAP. Director Unangst has spoken with Norman Morris, Louisiana Realtors; Mr. Morris has pledged his support to the Board. Following a lengthy discussion, Mr. Mier asked the Board to strongly consider clarifying the definitions of "real estate appraisal", "appraisal report", and "comparative market analysis/price opinion", noting that these are gray areas. Director Unangst advised that, if nothing else, our law needs to be amended to provide clarity and it needs to be done in the upcoming legislative session.

Lastly, the Office of the Comptroller of the Currency, Board of Governors for the Federal Reserve System, and FDIC have proposed legislation to raise the *di minimis* exemption for federally related appraisal transactions from \$250,000. To \$400,000 in the primary and secondary markets. It is the consensus of the Board that this increase will only serve to generate a higher risk. On motion made by Mr. Williams and seconded by Ms. Rothschild, the Board voted unanimously to draft and post its opinion against raising the exemption.

Since the March business meeting was previously scheduled for Monday, March 4th, the day before Mardi Gras, it was rescheduled for 10:00 a.m., Monday, March 11th.

Mr. McKinnon made motion, seconded by Mr. Williams to enter into Executive Session. Motion passed without opposition.

Executive Session

Ms. Platt made motion, seconded by Mr. Leak, to return to the regular business meeting. Motion passed by unanimous vote.

There being no further business to discuss, the meeting was adjourned on motion made by Mr. Williams and seconded by Mr. Leak.

Kara Platt, Chairperson

Rebecca Rothschild, Secretary