



State of Louisiana  
LOUISIANA REAL ESTATE APPRAISERS BOARD

JOHN BEL EDWARDS  
GOVERNOR

JULY 17, 2023  
MINUTES

On Monday, July 17, 2023, at 10:00 a.m., the Louisiana Real Estate Appraisers Board (“LREAB” and/or “Board”) conducted its regularly-scheduled, monthly meeting in-person and at the Board’s domicile office located at 9071 Interline Avenue, Baton Rouge, LA 70809 in accordance with La. R.S. 37:1430 *et seq* and other applicable law.

**Board Members Present:**

Mr. Troy Williams, Chairman (At Large)	Mr. H. Carter Leak, IV (5 <sup>th</sup> CD)
Mr. Robert L. Russell, Vice Chairman (4 <sup>th</sup> CD)	Mr. Bennett Oubre (6 <sup>th</sup> CD)
Mr. Terry L. Myers, Secretary (3 <sup>rd</sup> CD)	Ms. Kara A. Platt (5 <sup>th</sup> CD)
Mr. Daniel A. Blanchard (1 <sup>st</sup> CD)	Ms. Margaret K. Young (2 <sup>nd</sup> CD)

**Board Members Absent:**

Ms. Rebecca A. Rothschild (At Large)

**Staff Present:**

Ms. Summer S. Mire, Executive Director	Ms. Malissa Fowler
Mr. Thomas Devillier, Deputy Director/Executive Counsel	Mr. Mark Gremillion
Ms. Arlene C. Edwards, General Counsel	Ms. Nikki Wallace
Ms. Anne Brassett	Ms. Jenny Yu
Ms. Allison Burnette	

**Others Present:**

Ms. Melissa Bond	Mr. Mitch Kapoulas
Ms. Cheryl Bella	

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### **I. CALL TO ORDER**

Mr. Williams called the meeting to order. A roll call was conducted in an open meeting. See attendance detailed above. Mr. Russell called roll to ensure a quorum was present. Mr. Williams led the invocation and Pledge of Allegiance.

### **II. APPROVAL OF MINUTES**

Mr. Blanchard made a motion, which was seconded by Mr. Russell, and unanimously approved to adopt the minutes of the March 13, 2023 business meeting as written and circulated.

### **III. EXECUTIVE SESSION**

On motion made by Mr. Myers, which was seconded by Mr. Russell, and unanimously approved by roll call vote to enter Executive Session “to conduct strategy sessions or negotiations with respect to collective bargaining, prospective litigation after formal written demand, or litigation when an open meeting would have a detrimental effect on the bargaining or litigation position of the public body,” relative to: Office of the Commissioner, Division of Administration; June 28, 2023 Commissioner’s decision (*See Attachment A*), regarding contracts between the Louisiana Real Estate Appraisers Board and Constantine Cannon, LLP (*See La. R.S. 42:17 (A)(2)*).

Mr. Myers made motion, which was seconded by Ms. Platt, and unanimously approved by roll call vote to call the regular session of the open meeting back to order.

### **IV. BUDGET REPORT**

Ms. Yu provided the budget report for the period ending June 30, 2023 (*See Attachment B*). The budget remains in good shape, with a positive cash flow. On motion made by Mr. Russell and seconded by Mr. Leak, the Board voted unanimously to approve the budget as presented. Ms. Yu advised that the projected budgets for 2023-2024 and 2024-2025 will be addressed at the September business meeting.

### **V. EXECUTIVE DIRECTOR REPORT**

Ms. Mire advised that the Appraisal Subcommittee (ASC) will be conducting their biennial Compliance Review of the Board’s regulatory programs in September. The ASC review involves their auditors’ observation of a Board meeting; therefore, Ms. Mire informed the Board that she would verify audit dates with the ASC and reschedule the Board’s September business meeting accordingly.

Ms. Mire deferred to Mr. Devillier to provide an update on the Board’s compliance cases. Mr. Devillier provided the Board with case statistics dating back to about 2020. Mr. Devillier commended Ms. Janis Bonura for the excellent job she has done since her contract was approved by the Board earlier this year, producing a high volume of appraisal investigation reports and

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dismissal, education, or adjudication recommendations. Ms. Mire reminded the Board that Mr. Larry Disney has also been contracted with to assist with complex investigative matters. Mr. Blanchard made motion, which was seconded by Mr. Leak, and unanimously approved to renew or continue Ms. Bonura's contract as necessary for the following fiscal year. Ms. Mire concluded her report by reminding the Board that she would also be reapplying for additional ASC grant funds.

### **VI. PUBLIC COMMENTARY**

Mitch Kapoulas addressed his concerns regarding the potential risks associated with data collectors versus regulated real estate appraisers who conduct in-person visits to gather information. He feels that it poses a threat to the integrity of the appraisal process, and urged the Board to consider creating a document to address this issue. Mr. Kapoulas asked members to review the information he submitted from the Pennsylvania Realtors Board (*See Attachment C*) and proposed circulating the documents among industry associations and organizations. He will be discussing this matter, in depth, with the Louisiana Realtors Association. Ms. Bond noted that the use of data collectors is an issue primarily associated with Appraisal Management Companies. She suggested that, since the Board has regulatory authority over AMCs licensed in Louisiana, they may be able to request that AMCs produce their policies for regulating public data collectors.

Ms. Bella requested an update on the new "*Licensed Residential Appraiser Credential*," as enacted on June 17, 2022. Ms. Mire advised that we have not received any applications to date. Our Public Information Director, Mr. Jeremy Travis, is going to send a mailout to interested parties, Louisiana Realtors®, Louisiana Appraisers Coalition, and appraiser and real estate licensees to remind them of the new license. The new license class enables individuals without a college degree or its equivalent to become a credentialed appraiser.

### **VII. UNFINISHED BUSINESS - None**

### **VIII. NEW BUSINESS**

Ms. Mire stated that the actions discussed during Executive Session resulted in a formal motion. On motion made by Mr. Oubre, which was seconded by Mr. Russell, and unanimously approved by a roll call vote to pay Constantine Cannon, L.L.P. a single, partial payment in the amount of \$200,000.00, resulting from the June 28, 2023 decision rendered by the Office of the Commissioner, Division of Administration. The same motion also authorized the Board's prospective partial payment(s) of \$100,000.00 to Constantine Cannon, recurring on an annual basis subject to the availability of Board funds.

Background checks and fingerprinting are on the agenda for discussion at the upcoming meeting of the Association of Appraiser Regulatory Officials (AARO), scheduled for October 6-9, 2023. Mr. Devillier advised that we can mimic the Louisiana Real Estate Commission's law/rules when implementing these requirements for appraiser applicants.

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Ms. Mire asked Board members to review our current fee schedule and be prepared to make recommendations at the next business meeting. Fees have not increased in years, and need to be revisited. For example, the \$10.00 course review/approval fee should be looked at, as should the temporary registration license fee, which is \$175.00, regardless of the number of properties to be appraised. Ms. Mire asked staff to include discussion of fee increases under “New Business” at the September meeting.

**IX. ADJOURNMENT**

There being no further business, Mr. Myers made motion, seconded by Mr. Leak, to adjourn the meeting. Motion passed without opposition.