

MINUTES OF MEETING  
OF  
LOUISIANA REAL ESTATE APPRAISERS BOARD

November 19, 2018

The Louisiana Real Estate Appraisers Board held its regular business meeting at 9:00 a.m. on Monday, November 19, 2018, 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  
Robert E. McKinnon, Jr.  
Terry L. Myers  
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

Board members Kara Platt and James Purgerson were unable to attend the meeting.

**GUESTS**

Cheryl Bella  
Janis Bonura  
Clay Lipscomb  
Caroline Lipscomb  
Joe Mier

**Call to Order**

Ms. Rothchild called the meeting to order. Mr. Williams led the Invocation; Mr. McKinnon led the Pledge of Allegiance. Director Unangst welcomed new members Carter Leak and Robert Russell.

**Pledge of Service**

Ms. Rothschild administered the pledge of service to new Board appointees H. Carter Leak, IV and Robert L. Russell (*See Attachment A*). Mr. Leak is with the Bank of St. Francisville and fills the position previously held by Mr. Lipscomb. Mr. Russell fills the position previously held by Cheryl Bella. He has been licensed as a Certified General Real Estate Appraiser since the appraiser licensing program's inception in 1990 and holds certificate number "G0002".

**Presentation of Plaques**

Director Unangst presented plaques of appreciation to former Board Chairman Clay Lipscomb, former Vice Chair Cheryl Bella, and former Secretary Janis Bonura. He thanked them for their dedicated service to the Board and the agency, noting that Mr. Lipscomb has served for the past seven years.

**Approval of Minutes**

On motion made by Mr. McKinnon and seconded by Mr. Myers, the minutes of the October 15, 2018 meeting were approved as written and circulated (*See Attachment B*).

### **Budget Report**

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

### **Director's Report**

Director Unangst reported that the Compliance Investigator 3 position has been posted for the second time; the deadline for responding is this week. Again, response has been almost nonexistent. In the interim he has interviewed Melissa Bond, who is a review appraiser in quality control for the Veterans Administration in Mississippi. Since Ms. Bond does not reside in Louisiana, there would not be a conflict of interest in contracting with her for the purpose of reviewing residential complaints received by the LREAB to determine violation(s) of the Uniform Standards of Professional Appraisal Practice (USPAP). Currently, there are 17 complaints awaiting review.

Members provided input on next year's proposed business calendar, with meetings scheduled to commence at 10:00 a.m. on the second Wednesday of every other month. Several members voiced concern over traveling so far during the middle of the work week, which would likely put them out of the office for more than a day. Following a brief discussion, Mr. Williams made motion, seconded by Mr. McKinnon, to move the meetings back to the first Monday of every other month. Motion passed by unanimous vote.

Director Unangst advised that the December meeting would be cancelled due to the holidays. He wished the Board a Merry Christmas and looks forward to seeing everyone in January of next year.

### **Public Comment**

Mr. Mier addressed the Board, advising that he had recently spoken with Jim Park, Executive Director of the Appraisal Subcommittee (ASC). Mr. Park noted that the ASC has substantial grants available for Boards to offer training and education to their staff.

Mr. Mier advised that the Louisiana Real Estate Appraisers Coalition is holding a two-day seminar, December 6<sup>th</sup> and 7<sup>th</sup>, at the Holiday Inn South. The seminar has been approved for appraiser continuing education credit.

On the subject of upcoming seminars, Director Unangst will be speaking at a conference sponsored by the Land Title Association on December 5<sup>th</sup> at the Monteleone Hotel in New Orleans.

### **Unfinished Business** - None

### **New Business**

On motion made by Mr. Myers and seconded by Mr. McKinnon, the Board voted to approve the Stipulations and Consent Order proposed in Case No. 2017-476: Keith J. Toso. Motion passed without opposition; the record shall reflect that Ms. Young abstained from the vote.

Director Unangst stated that legislation relative to claw back and the statute of repose will be resubmitted in the upcoming session. Typically, the preemptive period is one year with the prescriptive period being three years. Ms. Edwards noted that there is currently no protection for licensed appraisers; she feels the five-year period is too long, but better five years than none. Director Unangst will work on drafting language consisting of the one and three-year periods.

Members reviewed an opinion request from the AG's office regarding evaluations (See *Attachment D*). Louisiana law does not mention or define "evaluation". Whereas the law requires licensed appraisers to conform to USPAP when performing evaluations, it fails to provide oversight or regulation of non-licensed appraisers doing so.

Ms. Bella was asked to provide input; she advised that states' opinions on evaluations vary; however, the consensus of all regulatory boards is that protecting the public is first and foremost. FFIRREA has increased the de minimis from \$250,000 to \$500,00, which brings this issue to the forefront.

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