

MINUTES OF MEETING
OF
LOUISIANA REAL ESTATE APPRAISERS BOARD
September 17, 2018

The Louisiana Real Estate Appraisers Board held its regular business meeting at 9:00 a.m. on Monday, September 17, 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

Clayton F. Lipscomb, Chairman
Cheryl B. Bella, Secretary
Robert E. McKinnon, Jr.
Terry L. Myers
Kara A. Platt
James R. Purgerson, Jr.
Rebecca A. Rothschild
F. Troy Williams
Margaret K. Young

STAFF

Bruce Unangst, Executive Director
Arlene Edwards, Legal Counsel
Anne Brassett
Debbie DeFrates
Malissa Fowler
Mark Gremillion
Robert Maynor
Nikki Senegal
Ryan Shaw
Jenny Yu

Board member Seymon "Windy" Hartzog was unable to attend the meeting.

GUESTS

Grant Guillot, Adams & Reese

Call to Order

Chairman Lipscomb called the meeting to order and led the Invocation; Ms. Bella led the Pledge of Allegiance.

Pledge of Service

Chairman Lipscomb administered the pledge of service to new Board appointee F. Troy Williams (*See Attachment A*). Mr. Williams fills the position previously held by Janis Bonura. He has been licensed as a Certified Residential Real Estate Appraiser since May of 1991.

Approval of Minutes

On motion made by Mr. Purgerson and seconded by Ms. Young, the minutes of the July 16, 2018 meeting were approved as written and circulated (*See Attachment B*).

Budget Report

Ms. Yu provided the budget report for the period ending August 31, 2018. She reported that the revised budget for 2017-2018 finished in the black.

On motions made by Ms. Bella and seconded by Mr. Myers, the Board unanimously approved the revised 2017-2018 budget and the projected 2018-2019 and 2019-2020 budgets as presented (*See Attachment C*).

Director's Report

The auditor has been here several times during the past month; Director Unangst believes the final audit report will be ready for the next business meeting.

Ms. Bonura's departure from the Board leaves the position of Vice Chairman vacant. Nominations will be accepted and voted on at next month's meeting.

The Northwest Louisiana Association of Realtors in Shreveport asked Director Unangst to put on another appraisal forum, similar to those he and Mr. vanDuyvendijk held throughout the state last year. The course will be held Wednesday, October 3rd and is free of charge. Attendees will receive four hours of appraiser continuing education credit. Former Board Chairman, Roland Hall, Kara Platt, Troy Williams, and Robert McKinnon will serve on the panel for a two-hour question and answer session.

Ms. Bella and Director Unangst will be instructing a four-hour Appraisal Compliance Seminar at Louisiana Bankers Association on October 4, 2018. The course should serve to clear up quite a bit of confusion in today's marketplace regarding evaluations (See *Attachment D*).

Public Comment - None

Unfinished Business

A lengthy discussion ensued regarding the lack of interest and/or applications for the Compliance Investigator 3 position previously held by Mr. vanDuyvendijk. This is likely due, in part, to the low salary level established by Civil Service. Director Unangst advised that the position will be reposted. He also recommended that social media advertising be considered.

In an effort to alleviate a backlog of work, Board members offered to assist Mr. Maynor with reviewing complaints. They also suggested the possibility of hiring a part-time or contractual employee for this sole purpose. Legal counsel advised that Board members are protected from a legal standpoint, whereas contractual employees are not.

Members concurred with Chairman Lipscomb's recommendation that the job description for the Compliance Investigator 3 be rewritten in an effort to upgrade the salary level with Civil Service.

New Business

Director Unangst has continued to review the matter of evaluations. He distributed an Attorney General's Opinion from the State of Tennessee and information relative to what an evaluation should, at a minimum, include (*See Attachments E & F*). LREAB law, which requires evaluations to be performed by a "licensed appraiser", is in direct conflict with the federal law.

States have approached the evaluation issue differently. Tennessee, for example, declares in their law that an evaluation does not have to follow USPAP since it is not an appraisal. Director Unangst feels that we need to request our own Attorney General Opinion; is an evaluation as defined by the federal government an opinion of value/appraisal under our state law? Ms. Edwards will draft questions for the Attorney General's Opinion, which takes six to eight weeks.

Ms. Bella recommended forming a committee to review how other states are handling evaluations. She extended an open invitation to bankers, realtors, consumers, and stakeholders. Ms. Bella, Mr. McKinnon, Ms. Platt, Mr. Purgerson, and Mr. Williams will serve on the committee.

Ms. Shaw provided an overview of the revised rules, which mirror the Appraiser Qualifications Board changes, effective May 1, 2018 (*See Attachment G*).

Mr. Myers made motion, seconded by Ms. Rothschild, to enter into Executive Session. Motion passed without opposition.

EXECUTIVE SESSION

On motion made by Ms. Rothschild and seconded by Ms. Platt, the Board voted unanimously to return to the regular meeting.

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