

MINUTES OF MEETING  
OF  
LOUISIANA REAL ESTATE APPRAISERS BOARD  
September 11, 2019

The Louisiana Real Estate Appraisers Board held its regular business meeting at 10:00 a.m. on Wednesday, September 11, 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**

Kara A. Platt, Chair  
Robert E. McKinnon, Jr., Vice Chair  
Rebecca A. Rothschild, Secretary  
Seymon S. "Windy" Hartzog  
H. Carter Leak, IV (Arrived at 10:20 a.m.)  
Mark Major  
Terry L. Myers  
Robert L. Russell  
F. Troy Williams  
Margaret K. Young

**STAFF**

Bruce Unangst, Executive Director  
Arlene Edwards, Legal Counsel  
Summer Mire, Deputy Director  
Anne Brassett, Program Administrator  
Tom Devillier  
Mark Gremillion  
Telly Hollis  
Allison O'Toole  
Ryan Shaw  
Nikki Wallace  
Jenny Yu

**GUESTS**

Cheryl Bella  
Melissa Bond  
Janis Bonura  
Mitch Kapoulas  
Joe Mier

**Call to Order**

Ms. Platt called the meeting to order. Mr. Williams led the Invocation; Ms. Platt led the Pledge of Allegiance.

**Approval of Minutes**

On motion made by Mr. Russell and seconded by Mr. Myers, the minutes of the July 8, 2019 meeting were approved as written and circulated.

**Budget Report**

Ms. Yu provided the budget report for the period ending July 31, 2019 (*See Attachment A*). Although the budget finished in the red, revenue from renewals at the end of the year will alleviate any problem.

Mr. Williams made motion, seconded by Mr. Major, to approve the Louisiana Attestation Questionnaire (*See Attachment B*). Motion passed without opposition.

**Investigative Matters**

Mr. Devillier presented an overview of the Stipulations and Consent Orders (*See Attachment C & D*).

Ms. Rothschild made motion, seconded by Mr. Russell, to approve the stipulation and consent order issued in Case No. 2018-2: Charles W. Triche, IV. Motion passed without opposition.

Ms. Rothschild made motion, seconded by Mr. Major, to approve the stipulation and consent order issued in Case No. 2018-487 and Case No. 2019-01 (consolidated): Jason L. Hebert. Motion passed by unanimous vote.

### **Director's Report**

Director Unangst welcomed aboard and introduced new staff member Allison O'Toole, who serves in the capacity of Regulatory Compliance Coordinator.

**Public Comment** - None

### **Unfinished Business**

Director Unangst provided an overview on StateReporting.com, which is the education management system used by the LREC for tracking and recording all state-approved education courses. Members interacted with Tim Bell via video-conference. Mr. Bell demonstrated StateReporting.com's education reporting system and answered all questions posed by the Board. This new system will alleviate problems with keeping continuing education records for state licensed appraisers current and up-to-date. On motion made by Mr. Russell and seconded by Mr. Williams, the Board voted unanimously to authorize Director Unangst to move forward with entering into a contractual agreement with StateReporting.com.

Ms. Bond addressed ongoing problems with bifurcated/hybrid appraisals, a major issue affecting today's appraisal industry (*See Attachment E*). She advised that the Appraisal Standards Board (ASB) is considering writing standards for evaluations, something she believes is needed for the appraiser, and distributed a concept paper issued by the ASB (*See Attachment F*).

Ms. Bella advised that appraisal evaluations don't require any approaches to value, although certified appraisers must do a complete appraisal under USPAP. Director Unangst requested that Ms. Bella draft comments/proposed recommendations for amendments to USPAP that would allow certified appraisers to depart.

Mr. Mier reminded the Board of their Mission Statement, which is to serve and protect the public interest in all real estate appraisal activities. He urged members to use their authority and put departure back in USPAP.

Ms. Bond noted that an employee within the bank has the ability to perform evaluations. The employee can't access MLS (multiple listing service) and is not a licensed realtor or appraiser. He/she has extremely limited access to recent home sales to develop indicated value and uses the "wheel" to measure square footage. This is an extremely relaxed and poor method to determine value.

The Board was provided with a copy of the Attorney General's Opinion on evaluations, issued in response to Ms. Edwards' request (*See Attachment G*).

Director Unangst has been asked to serve on a panel at the upcoming Appraisal Foundation Public Hearing in Washington, DC, October 18, 2019, to discuss USPAP and evaluations. He will take today's comments and recommendations to the hearing for consideration.

### **New Business**

Ms. Shaw is working with Wordpress in the development of the new LREAB website, which should be up and running by March of next year. She welcomed the Board's input.

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

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Kara Platt, Chairperson

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Rebecca Rothschild, Secretary