

UTAH APPRAISER LICENSING AND CERTIFICATION BOARD
HEBER M WELLS BUILDING
Room 250
9:00 a.m.
November 22, 2023
Zoom

MINUTES

DIVISION STAFF PRESENT:

Jonathan Stewart, Division Director
Justin Barney, Hearing Officer
Michael Genco, Appraisal Licensing
Maelynn Valentine, Board Secretary
Melissa McGill, Licensing Specialist
Laurel North, Lead Investigator
Bryn Kaelin, Investigator
Matt Hastings, Division Analyst

BOARD MEMBERS PRESENT:

Jeff Morley-Chair
Keven Ewell-Vice Chair
Kris Poulsen-Board Member
Rich Sloan- Board Member
Ron Jensen-Board Member

The November 22, 2023, meeting of the Appraiser Licensing and Certification Board began at 9:01 a.m. with Chair Jeff Morley conducting.

PLANNING AND ADMINISTRATIVE MATTERS

Approval of Minutes –

A motion was made and seconded to approve the October 26, 2023, minutes. Chair Morley, yes; Vice Chair Ewell, yes; Board Member Jensen, yes; Board member Poulsen, yes. The motion passes.

Public Comment Period

None

DIVISION REPORTS

DIRECTORS REPORT – Jonathan Stewart

Director Stewart reported on the Appraisal Sub Committees grant that the Division received. It is a three-year grant period, and that period is currently winding down. The grant allowed the Division to send staff to AARO conferences, upgrade the licensing

system and start the contract appraisal investigators. The Division will continue with that program after the grant period ends. The ASC did talk about opening again for future grants for another three-year period, but a date has not yet been announced when that application will open. The Division does plan to apply when that application period is open.

Director Stewart reported that the Appraisal Institute gave an update regarding PARIA and read some of their comments. They reported that for AI PARIA 710 individuals have started the “ready list” checklist to be accepted to their PARIA program, 50 have registered, they have 16 mentors and 4 cancelations. During the conference they did say that they have a list of states of people that have registered and currently Utah has zero people registered. Scott mentioned that he would report on a ongoing basis if there are any individuals from Utah that register.

Director Stewart reported on a presentation that was given at the AARO Conference that was aimed specifically on enforcement and possibly in Utah for experience reviews. This presentation focused mainly on what the state should be looking at when reviewing someone else’s works. It was stated that requirements over personal preference should be looked at and if there is an actual violation of USPAP.

ENFORCEMENT REPORT – Laurel North

Ms. North reported that in October the Division received one complaint, and closed four cases, leaving 49 appraisal cases open with the Division. There are five cases pending with the AG's office.

EDUCATION AND LICENSING REPORT – Michael Genco

Mr. Genco reported on statistics. The Division saw an increase of one trainee, two licensed appraisers, one certified residential appraiser and seven certified general appraisers from last month.

Mr. Genco reported there were three candidates approved by both the education and experience review committees to sit for their corresponding exams.

- Maggie Coomer; Approved to sit for the Licensed Appraiser exam.
- Mimos Sadrija; Approved to sit for the Certified Residential Appraiser exam.
- Landen Pederson; Approved to sit for the Licensed Appraiser exam.

Mr. Genco reported there was one candidate denied by the experience review committees to sit for the corresponding exam.

- Rick Meyer

“Yes” answers of appraisers and Appraisal Management Companies that were approved by Division Representatives since our last Appraisal Board Meeting

- Gregory Moore

- Rebecca Arthur
- Brian Rapela
- Steven Albert

Mr. Genco reported that the certified residential module for PARIA was approved by the AQB from the Appraisal Institute.

Mr. Genco reported that on November 1st there was a hearing with CFPB and the ASC and HUD. The Director of the CFPB made statements about how USPAP has a force of law but with no recourse if you think you've been affected by it. He also stated that the next hearing will focus more on sponsors of the appraisal foundation who could potentially skew the rules towards themselves. The next and last hearing will be held on February 13th, 2024, and next steps and setting the stage for the future will be addressed at that hearing.

BOARD AND INDUSTRY ISSUES – Justin Barney

Mr. Barney reported on the current Proposed Rule Amendment regarding AMC rules. Mr. Barney discussed the changes to R162-2e-304 and it was voted and seconded to approve the proposed rule amendment as written. Vote: Chair Morley, yes; Vice Chair Ewell, yes; Board Member Poulsen, yes; Board Member Jensen, yes; Board member Sloan, yes. The motion passes with concurrence from the Division.

Experience Review

Rick Meyer

A motion was made and seconded to close the meeting for the sole purpose of discussing the character, professional competence, or physical or mental health of an individual: Vote, Chair Morley, yes; Vice Chair Ewell, yes; Board Member Poulsen, yes; Board Member Jensen, yes; Board member Sloan, yes. The motion passes.

CLOSED TO PUBLIC

An Executive Session was held.

OPEN TO PUBLIC

A motion was made and seconded that Rick Meyer submit two additional reports for the boards review as soon as possible. Vice Chair Ewell, yes; Board Member Poulsen, yes; Board Member Jensen, yes; Board member Sloan, yes. The motion passes. Chair Morley recused himself from the review and the vote.

A motion was made and seconded to adjourn the meeting. Vote, Chair Morley, yes; Vice Chair Ewell, yes; Board Member Poulsen, yes; Board Member Jensen, yes; Board member Sloan, yes. The motion passes.

The meeting adjourned at approximately 11:46 a.m.