

UTAH APPRAISER LICENSING AND CERTIFICATION BOARD
HEBER M WELLS BUILDING
Room 250
9:00 a.m.
August 23, 2023
Zoom

MINUTES

DIVISION STAFF PRESENT:

Mark Fagergren, Licensing Director
Kadee Wright, Chief Investigator
Michael Genco, Appraisal Licensing
Maelynn Valentine, Board Secretary
Melissa McGill, Licensing Specialist
Laurel North, Lead Investigator
Bryn Kaelin, Investigator

BOARD MEMBERS PRESENT:

Jeff Morley-Chair
Kevin Ewell-Vice Chair
Kris Poulsen-Board Member
Ben Brown- Board Member
Ron Jensen-Board Member
Kelle Smart- Board Member

The August 23, 2023, meeting of the Appraiser Licensing and Certification Board began at 9:00 a.m. with Chair Jeff Morley conducting.

PLANNING AND ADMINISTRATIVE MATTERS

Approval of Minutes –

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

Public Comment Period

Vern Myer addressed the Board; he stated that appraisers have been reaching out to AMC's and would like to redefine appraisal reviews.

Board Elections were held. Jeff Morley was voted as Chair and Keven Ewell was voted as Vice Chair.

DIVISION REPORTS

ENFORCEMENT REPORT – Kadee Wright

Ms. Wright reported that in July the Division received three complaints, and closed zero cases, leaving 49 appraisal cases open with the Division. There are five cases pending with the AG's office.

EDUCATION AND LICENSING REPORT – Mark Fagergren

Mr. Fagergren reported on statistics. The Division saw a decrease of one trainee, three licensed appraisers, 1 certified residential appraiser and one certified general appraiser from last month. That is an overall decrease of 1.67% from last year.

Mr. Fagergren reported there was one candidate approved by both the education and experience review committees to sit for their corresponding exams.

- Tyler Peterson; Approved to sit for the Certified General Appraiser exam.

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

- Mark Dayton

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

- Steven Lee

Mr. Fagergren informed the Board that the Division’s annual Instructor Development Workshop will be held on October 24th and 25th and invited Board members as the Division’s guest if they would like to attend.

Mr. Fagergren discussed the current Proposed AMC Administrative Rule Amendment with the Board. The rule states.

- a. For a bifurcated appraisal assignment, require that an AMC disclose to an appraiser:
 1. the date data was collected;
 2. the identity of the data collector; and
 3. other relevant information.
- b. Reduce the amount of required USPAP instruction for AMC personnel who:
 1. who select an appraiser for an assignment but do not appraise property; or
 2. complete the review of an appraisal.

It was decided to add this to the agenda for further discussion at next months meeting.

Experience Review

Ross Lambert

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 Brown, yes; Board member Smart, yes.
The motion passes.

CLOSED TO PUBLIC

An Executive Session was held.

OPEN TO PUBLIC

A motion was made and seconded to leave the application open for Ross Lambert. He will need to submit 5 new appraisals, of which 2 will be reviewed. Vote, Chair Morley, yes; Vice Chair Ewell, yes; Board Member Poulsen, yes; Board Member Jensen, yes; Board member Brown, yes; Board member Smart, yes. The motion passes.

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 Brown, yes; Board member Smart, yes. The motion passes.

The meeting adjourned at approximately 12:28 p.m.