



STATE OF UTAH
REAL ESTATE APPRAISER LICENSING AND CERTIFICATION BOARD
MEETING MINUTES

May 28, 2025 9:00 am

Utah Appraiser Licensing and Certification Board (quorum is 4 members):

Keven Ewell, Chair
Kris Poulson, Vice Chair
Richard Sloan (Unable to attend)
Jeffrey T. Morley
Ron Jensen
Kelle Smart (Unable to attend)
(One Vacancy)

I. Commencement

A. Welcome and call to order

- The May 28, 2025, meeting of the Real Estate Appraiser Licensing and Certification Board (Board) commenced at approximately 9:00 am with Chair Ewell conducting.

B. Consideration and approval of the meeting minutes from the April 23, 2025 meeting

- A motion to approve the minutes from the April 23, 2025 meeting as drafted was made, seconded, and passed unanimously.

C. Public comment

- Rachel Frost, commenting on behalf of the Utah Coalition of Appraisal Professionals (UTCAP), expressed appreciation for the recent Caravan event.
- She noted the discussion about current legislation from the recent legislative session was helpful and informative, and UTCAP would encourage membership to attend future Caravans.

II. Division Section Reports

A. Director's Report – Division Director Leigh Veillette

- Website Revision: The realestate.utah.gov website will undergo revision along with other Department of Commerce websites, moving towards a similar template for ease of public navigation. The timeline for this is sometime this summer. Feedback on "pain points" was requested.

- Utah ID Login: The look and feel of Utah ID, the login for the new licensing system, changed as of today's meeting.
- Caravan Sessions: Caravan was recently completed, ending with two sessions in Salt Lake. Chair Ewell won the appraisal Kahoot game played during a session he attended.
- AARO (Association of Appraiser Regulatory Officials): Bryn Kaelin is now an alternate board member of AARO, and Justin Barney is the president-elect of the organization. Their contributions were acknowledged as valuable to regulators.
- Hearing Schedule: Following regular business, the Board would enter into a formal hearing for the remainder of today and the next two days. Board Members Smart and Sloan could not attend, requiring the four remaining board members to be present all days.
- Executive Session: After the hearing, time was hopefully going to be available for deliberations in an executive session to conclude the hearing process.
- Board Member Replacements: A pool of potential candidates is available; the division will recommend to the department's Executive Director, who will then decide who moves forward to the Governor's Office. Board members are nominated by the Governor and confirmed by the Utah Senate. The process is moving along, and updates will be provided. Appreciation was extended to board members for their patience, especially Board Member Morley.

B. Licensing and Education – Licensing and Education Manager Laurel North

- Exam Approvals/Denials: Two licensees were approved to sit for the certified residential exam, and one denial was issued for the certified general exam.
- Experience Reviews: Two experience reviews are scheduled for June, and one for July. The scheduling information was noted as helpful for planning.
- License Renewals: Three certified general licenses were renewed.
- Statistics: Stats appeared fairly stable, with a drop in appraiser trainees and a small drop in certified residential appraisers.

C. Board and Industry Issues – Hearing Officer and Records Manager Justin Barney

- A recent rule amendment became effective on February 26th of this year.
- The amendment addressed technical issues and more substantive changes, including:
 - Adopting by reference the USPAP guidance and reference manual.
 - Updating pre-licensing education for appraiser trainees.
 - Including the valuation bias and fair housing laws and regulations course as a national requirement, replacing the Utah-specific course for trainees and supervisors.
 - Incidental amendments to sections 301, 302, 304, 306a, and 307c.
- No new proposed rule amendments were on the agenda at this time.

D. Enforcement—Chief of Enforcement Kadee Wright

- April Statistics:
 - One complaint was received.
 - Four cases were closed.
 - Forty-one open investigations were active.
 - Eighteen cases were pending with the Attorney General's office.

- Stipulations Presented:
 - Tyler A. Free: Motion to accept was made, seconded, and passed unanimously with Director concurrence.
 - Anthony Kipp Stock: Motion to accept was made, seconded, and passed unanimously with Director concurrence.

III. Executive (Closed) Session

- A motion was made and seconded to close the public session and enter into an executive session. The motion passed unanimously.
- The Board returned and reported the results of the executive session.

IV. Formal Hearing

- The Board began a formal hearing in the matter of Razor Systems LLC, dba as Appraisal Shield, and Stephen Fred Schmedt, and Andrew Rexford Morgan, as managing members of Appraisal Shield (Docket No. RE-2023-083).
- The hearing was conducted by Administrative Law Judge Amy Gowan.

V. Adjournment

- The meeting adjourned at approximately 5:00 pm, with testimony from a witness still in progress, to resume the following day.
- A motion to adjourn was made, seconded, and passed unanimously.