

**UTAH APPRAISER LICENSING AND CERTIFICATION BOARD**  
HEBER M WELLS BUILDING  
Room 250  
9:00 a.m.  
June 23, 2021  
Zoom

**MINUTES**

**DIVISION STAFF PRESENT:**

Jonathan Stewart, Division Director  
Justin Barney, Hearing Officer  
Joy Natale, Division Analyst  
Mark Fagergren, Licensing & Education Director  
Kadee Wright, Chief Investigator  
Maelynn Valentine, Board Secretary  
Laurel North, Investigator  
Michael Genco, Licensing Specialist  
Sydney Joy, Licensing Specialist

**BOARD MEMBERS PRESENT:**

Jeffrey T. Morley, Chair  
Keven Ewell, Vice Chair  
Kris Poulsen, Board Member  
Ben Brown, Board Member

The June 23, 2021 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 May 26, 2021 minutes. Chair Morley, Yes; Vice Chair Ewell, yes; Board Member Poulsen, yes; Board Member Brown, yes. The motion passes.

**Public Comment Period**

**DIVISION REPORTS**

**DIRECTOR'S REPORT – Jonathan Stewart**

Director Stewart reported on the Data Collection Committee. A committee has been formed to discuss data collection for bifurcated appraisals and will report back each month as the committee meets. The first meeting will be held on Thursday June 24, 2021. Vice-Chair Ewell and Board Member Poulsen have agreed to represent the Board.

Director Stewart reported on Board vacancies. Vice-Chair Ewell is completing his first term on the Board. Vice Chair Ewell applied with the Governor's office to be reappointed for a second term on the Appraiser Board. Director Stewart stated that the Commission and Board website had recently been updated and there were technical issues with allowing individuals to apply for vacancies and not showing current vacancies. Because Vice-Chair Ewell was already in the system, he was able to apply without issue. Director Stewart is hoping to have the new positions available on the Appraiser Board filled in the near future. There has been a 30-day comment period added for any Board or Commission member that requires Senate confirmation, which would include the Real Estate Commission and Appraiser Board.

### **ENFORCEMENT REPORT – Kadee Wright**

Ms. Wright reported that in May the Division received five complaints, closed zero cases, leaving 20 appraisal cases open with the Division. There is one case pending with the AG's office.

Ms. Wright reported that the Division now has a great reviewing system and have received a few of the reviews back from contract appraisers and should have some cases closed based on the contract appraiser recommendations.

### **EDUCATION AND LICENSING REPORT – Mark Fagergren**

Mr. Fagergren reported that in the month of May there has been a net decrease of seven appraisers and three trainees.

Mr. Fagergren reported that the Appraisal licensing staffs, Michael Genco and Sydney Joy have 30 candidates in the pipeline who are in various stages of the application process. The application process for MLO's is tracked by a spreadsheet which allows the licensing team to see where an individual is in the application process.

Mr. Fagergren sent out the resumes of two applicants prior to the meeting to the Board who have volunteered to serve on the experience review committee. The applicants are Benjamin LeFevre and John Blanck, both are reputable, qualified appraisers. Their resumes have been submitted to the Board for their consideration.

Mr. Fagergren reported there were four candidates approved by both the education and experience review committee to sit for their corresponding exams.

- Gordon Hofheins; Approved to sit for the Certified Residential Appraiser exam.
- Kendrick Spencer; Approved to sit for the Certified Residential Appraiser exam.
- Dorothy Jean Workman; Approved to sit for the Licensed Appraiser exam.
- Michael Richard Nuttall; Approved to sit for the Licensed Appraiser exam.

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

- Tamra Lewis; denied to sit for the Licensed Appraiser exam.

“Yes” answers approved by Division Representatives.

- Tony Lenamon
- Computershare Valuation Services Inc.
- AmeriMac Appraisal Management LLC
- Direct Services LLC
- Fastapp Inc.
- Mark Lamb
- Superstition Management dba Appraisal Tek

Mr. Fagergren stated that Tammy Melling the Education Program Manager with the Utah State Tax Commission would like to be added to the agenda for next month to discuss the Centrally Assed Administrative Rules.

Chair Morley asked if the applicants of Ben LaFevre and John Blanck are the only applications the Division has received for individuals to serve on the Experience Review Committee. Mr. Fagergren stated that as of now, they are the only two who have applied. Chair Morley asked if the applicants that are currently in the pipeline are waiting for their samples to be placed with a reviewer. Michael Genco stated that all current applicant samples have been placed with reviewers and are just now waiting to see if the reviewers are able to take the samples. Sydney Joy stated that when samples are placed with a reviewer, they are conscience of the applicable experience of the reviewer and making sure the samples are sent to a reviewer who has expertise with their samples.

Board member Poulsen suggested contacting retired appraisers to see if they would be willing to serve on the Experience Review Committee. Mr. Fagergren stated that its possible to print a list and contact appraisers to see if they would be interested. Mr. Fagergren will report next month with any feedback he has received. Vice-Chair Ewell stated that an individual does not need to be a credentialed appraiser to do a USPAP review.

### **BOARD AND INDUSTRY REPORT- Justin Barney**

Mr. Barney reported that the Division and the Board voted to fully adopt PAREA. A draft will be presented for the Boards consideration at next month’s meeting. There is nothing that needs to be voted on at this time.

### **Experience Review**

Genette Williams

Jeremy Hardman-Discussed in Executive session

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: Chair Morley, yes; Vice Chair Ewell, yes; Board Member Poulsen, yes; Board Member Brown, 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 to approve Benjamin LeFevre and John Blanck as Experience Review Committee members. Vote: Chair Morley, yes; Vice Chair Ewell, yes; Board Member Brown; yes; Board Member Poulsen, yes; Board Member Sloan, yes. The motion passes.

A motion was made and seconded to allow Genette Williams to sit for the licensed appraiser exam. Vote: Chair Morley, yes; Vice Chair Ewell, yes; Board Member Brown; yes; Board Member Sloan, yes. The motion passes.

A motion was made and seconded to allow Jeremy Hardman to sit for the licensed appraiser exam. Vote: Chair Morley, yes; Vice Chair Ewell, yes; Board Member Brown; yes; Board Member Sloan, yes. The motion passes.

Director Stewart addressed the Board regarding Centrally Assessed properties and the rule that was changed that required those who do centrally assessed properties to also do residential experience. When the rule was put in place the Board looked at it as if an individual is going to use experience to become licensed or certified you could use that license to view other appraisal assignments. Mr. Fagergren explained that the issue is finding someone to review centrally assessed properties and the only reviewers that could review their work is their direct supervisor. The concern is if the Appraisal Subcommittee looked into these applicants and they are essentially reviewing each other's work. Board member Sloan stated that he has someone in his firm that is able to review their work if needed. Board member Poulsen explained that Tammy Melling with the Utah State Tax Commission is proposing an accommodation to the rule which would be more specialized. Board member Poulsen stated that he would prefer to come up with an option to go before the Board before going to the Governor's office. Director Stewart agrees and would like to discuss this further for possible solutions at the next meeting.

A motion was made and seconded to adjourn the meeting. Vote: Chair Morley, yes; Vice Chair Ewell, yes; Board Member Poulsen, yes; Board Member Brown; yes; Board Member Sloan, yes. The motion passes. The meeting adjourned at approximately 11:18 a.m.