

UTAH APPRAISER LICENSING AND CERTIFICATION BOARD
HEBER M WELLS BUILDING
Room 250
9:00 a.m.
October 21, 2021
Zoom

MINUTES

DIVISION STAFF PRESENT:

Jonathan Stewart, Division Director
Justin Barney, Hearing Officer
Mark Fagergren, Licensing & Education Director
Maelynn Valentine, Board Secretary
Laurel North, Investigator
Michael Genco, Licensing Specialist
Sydney Joy, Licensing Specialist
Sandy Margullies, Assistant Attorney General

BOARD MEMBERS PRESENT:

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

The October 21, 2021 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 September 22, 2021 minutes. Chair Morley, Yes; Vice Chair Ewell, yes; Board Member Poulsen, yes. The motion passes.

Public Comment Period

Lucas Hendrickson from the Property Tax Division commented that he may have some comments during the proposed rulemaking portion of the agenda.

Sandy Margulies introduced herself as the new Attorney General Assistant representing the Division of Real Estate.

DIVISION REPORTS

DIRECTOR'S REPORT – Jonathan Stewart

Director Stewart reported that the Business and Labor Interim Confirmation Committee met on Tuesday and has recommended Keven Ewell for a second term on the Board as

well as Ron Jensen for his first term. The full Senate confirmed both members to the Appraiser Licensing and Certification Board.

Director Stewart reported that he received an email from Jenny Tidwell with the Appraisal Subcommittee. She informed Director Stewart that other states have reported scammers contacting licensees and stating that the licensing Board or other regulator has opened an investigation and their license has been suspended or revoked. The scammer then asks the licensee to share or verify personal information over the phone. Ms. Tidwell stated that licensees who receive a suspicious call should not share any personal information over the phone or by email. Director Stewart stated that he will send out an email to all appraisal licensees informing them of the possible scam and that the Division will never contact them over the phone and ask for personal information.

ENFORCEMENT REPORT – Mark Fagergren

Mr. Fagergren reported that in September the Division received 1 complaint, closed zero case, leaving 32 appraisal cases open with the Division. There is one case pending with the AG's office.

Laurel North, an Investigator with the Division recently attended the AARO Conference in Washington D.C. and she shared her experience and highlighted some topics that were presented.

EDUCATION AND LICENSING REPORT – Mark Fagergren

Mr. Fagergren reported on statistics and stated that the number of trainees has increased by 27 over the last 11 months. Certified Residential and Certified General licensees have decreased over the last 11 months.

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

- Jace Myers; Approved to sit for the Licensed Appraiser exam.
- Chandler Kincaid Myers; Approved to sit for the Licensed Appraiser exam.
- Luke McCleve; Approved to sit for the Certified Residential exam.
- Jennifer Adams; Approved to sit for the Certified General exam.
- Austin Rogers; Approved to sit for the Licensed Appraiser exam.
- Jeannie Lowe; Approved to sit for the Certified Residential Appraiser Exam.

Mr. Fagergren reported there were two candidates denied by the experience review committees to sit for the corresponding exam.

- Hannah Higgins; denied to sit for the Licensed Appraiser Exam.
- Harold Moore; denied to sit for the Licensed Appraiser Exam.

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

- Clay S. White

- Peter Hathaway
- Sharon Heilala

Mr. Fagergren informed the Board that the Division is hosting the annual Instructor Development Workshop next week and is looking forward to hearing the presenter Craig Grant.

BOARD AND INDUSTRY REPORT- Justin Barney

Mr. Barney reported on an impediment license renewal for Scott Joseph McDonald and will discuss those details with Board members in executive session.

Mr. Barney gave an update on the proposed rule amendment and stated that the draft is almost complete regarding PAREA and Centrally Assessed. The draft will be ready to review for the Boards consideration at next months meeting. This amendment will be combined with the other proposed rule amendments that have currently been approved by the Board.

Experience Review

Hannah Higgins

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. The motion passes.

CLOSED TO PUBLIC

An Executive Session was held.

OPEN TO PUBLIC

A motion was made and seconded to deny Hannah Higgins to sit for the appraisal exam and require that she complete 20 reports, with a minimum of at least four months before she can reapply to sit for the exam. In between reports Hannah must inspect, do the analysis and write the report for each of those properties. Vote: Vice Chair Ewell, yes; Board Member Brown; yes; Board Member Sloan, no. 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. The motion passes. The meeting adjourned at approximately 11:45 p.m.