

**UTAH APPRAISER LICENSING AND CERTIFICATION BOARD**  
HEBER M WELLS BUILDING  
Room 250  
9:00 a.m.  
December 22, 2021  
Zoom

**MINUTES**

**DIVISION STAFF PRESENT:**

Jonathan Stewart, Division Director  
Justin Barney, Hearing Officer  
Mark Fagergren, Licensing & Education Director  
Kadee Wright, Chief Investigator  
Maelynn Valentine, Board Secretary  
Michael Genco, Licensing Specialist  
Laurel North, Investigator  
Sandy Margullies, Assistant Attorney General  
Matt Hastings, Division Analyst

**BOARD MEMBERS PRESENT:**

Jeffrey T. Morley, Chair  
Keven Ewell, Vice Chair  
Kris Poulsen, Board Member  
Ben Brown, Board Member  
Ron Jensen, Board Member  
Rich Sloan, Board Member

The December 22, 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 November 24, 2021 minutes. Chair Morley, Yes; Vice Chair Ewell, yes; Board Member Poulsen, yes; Board Member Brown, yes; Board Member Jensen, yes; Board Member Sloan, yes. The motion passes.

**Public Comment Period**

None

**DIVISION REPORTS**

### **DIRECTOR'S REPORT – Jonathan Stewart**

Director Stewart reported that the 7<sup>th</sup> and final Board member was confirmed by the Senate last week. Her name is Kelle Smart-Okazaki, she will be attending next month's meeting and elections will be at that time.

Director Stewart reported that the Divisions Clean Up Bill was numbered yesterday, House Bill 69. A copy of the Bill will be sent to Commissioners for their review. There is only one item in the Bill that will affect Appraisal Management Companies in statute 61-2e-401 deleting one provision that states "If an AMC is found in violation of the law, then they have to reimburse the Division for the costs incurred by the Division for investigation." The Division has never charged any fees, so that provision is being removed.

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

Ms. Wright reported that in November the Division received five complaints, closed zero cases, leaving 35 appraisal cases open with the Division. There is one case pending with the AG's office.

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

Mr. Fagergren reported on statistics and stated that there has been a decrease of 5 licensed appraisers, 15 certified residential and 3 certified general. There has been an increase of 6 appraiser trainees over the last month. Mr. Fagergren stated that he is hopeful that PAREA may bring additional appraisers to the industry

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

- Jackson Cooney; Approved to sit for the Licensed Appraiser exam.
- Ryan Scott VandenBos; Approved to sit for the Licensed Appraiser exam.
- Landon Allgood Strong; Approved to sit for the Licensed Appraiser exam.
- Zach Rogers; Approved to sit for the Licensed Appraiser exam.
- Christina Dobecki; Approved to sit for the Certified Residential exam.
- Michael Elggren; Approved to sit for the Licensed Appraiser exam.

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

- Branson Evans; denied to sit for the Licensed Appraiser Exam.
- Zachary McClellan; denied to sit for the Licensed Appraiser Exam.
- Brycen Williams; denied to sit for the Certified Residential Exam.
- Cody Thompson; denied to sit for the Licensed Appraiser Exam.

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

- TrUnion Appraisal Services LLC

Mr. Fagergren informed the Commission that the experience log for Jayce Williams was sent out prior to the meeting and that the Division will be selecting 2 reviews from the list and sent to the Board for review.

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

Mr. Barney reported that a draft of the proposed rule amendment was sent to the Board prior to the meeting. Division staff has suggested some recommendations to the draft and that will be revised and set to the Board once complete. Mr. Barney read through each section of the proposed changes and explained them to the Board. Mr. Fagergren addressed the changes that he has suggested. There was further discussion in regards to PAREA and the licensing process and courses. Board member Sloan asked if the Division will be keeping track of licensees that become licensed through PAREA. Mr. Fagergren suggested that a list be created to track those licenses. Director Stewart stated that there should be a way in MLO to track and identify a licensee that has completed their training through PAREA.

Vice Chair Ewell addressed the Board and indicated that work logs are still showing that a minimum of 2000 hours is required, when it has recently changed and is now a requirement of 1,000 hours for licensing. Mr. Fagergren stated that he will reach out to Lisa Manning to get that electronic form updated.

Board Member Sloan suggested that any licensee that has completed the PAREA course submit 3 appraisals to show real world competency. Vice Chair Ewell stated that flaws from the PAREA licensees will be identified once they begin appraising and can be addressed then. Mr. Barney stated that there will be additional changes needed to the proposed rule amendment and will highlight them and resend to the Board prior to the next meeting for their consideration.

### **Experience Review**

Cody Thompson  
Zach McClellan

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 Jensen, yes. The motion passes.

**CLOSED TO PUBLIC**

An Executive Session was held.

## **OPEN TO PUBLIC**

A motion was made and seconded to approve Cody Thompson to sit for the appraisal exam. Vote: Chair Morley, Yes; Vice Chair Ewell, yes; Board Member Poulsen, yes; Board Member Brown, yes; Board Member Jensen, yes. The motion passes.

A motion was made and seconded to keep Zack McClellan's application open for 90 days and submit a log of the 90-day period where the Division will select two appraisals to review for reconsideration. Vote: Chair Morley, yes; Vice Chair Ewell, yes; Board Member Brown; yes; Board Member Jensen, yes; Board Member Sloan, 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 Brown, yes; Board Member Jensen, yes; Board Member Sloan, yes. The motion passes. The meeting adjourned at approximately 1:11 p.m.