

UTAH APPRAISER LICENSING AND CERTIFICATION BOARD
HEBER M WELLS BUILDING
Room 250
9:00 a.m.
April 26, 2023
Zoom

MINUTES

DIVISION STAFF PRESENT:

Justin Barney, Hearing Officer
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
Ben Brown-Board Member
Kris Poulsen-Board Member
Rich Sloan- Board Member
Ron Jensen-Board Member

The April 26, 2023 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 March 22, 2023 minutes. Chair Morley, yes; Vice Chair Ewell, yes; Board Member Poulsen, yes; Board Member Jensen, yes; Board member Sloan, yes; Board Member Brown, yes. The motion passes.

Public Comment Period

Kelton Kleinman commented regarding the pending rule on data collectors and if there is any required training that would need to complete to do data collection. Mr. Fagergren explained that the Division cannot impose a requirement on individuals that the Division does not regulate/supervise. Mr. Kleinman asked if there was going to be an Experience Review Forum as discussed in last month's meeting.

DIVISION REPORTS

ENFORCEMENT REPORT – Kadee Wright

Ms. Wright reported that in March the Division received two complaints, and closed three case, leaving 38 appraisal cases open with the Division. There are two cases pending with the AG's office.

Bryn Kaelin introduced herself as the new Appraisal Investigator with the Division.

EDUCATION AND LICENSING REPORT – Mark Fagergren

Mr. Fagergren reported that CARAVAN is midway through, the remaining location will be from May 9th-12th in Southern Utah. Mr. Fagergren reported on statistics and stated that there was a decrease in 6 trainees and an increase in of 10 appraisers since last month. The Division has seen a steady stream of temporary permits and reciprocal applications.

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

- Patrick Lameka; Approved to sit for the Licensed Appraiser exam.
- Austin Creeze; Approved to sit for the Licensed Appraiser exam.
- Jesse Shelley; 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.

- John Boswell; Denied to sit for the Licensed Appraiser exam.
- Candice Wilson; Denied to sit for the Licensed Appraiser exam.
- Jaxon Allen; Denied to sit for the Certified Residential Appraiser Exam.

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

- John Lancet
- Clearcapital.com
- Clear Falls Valuation LLC
- Eduardo Perez Jr.
- Solidifi US Inc.
- Bryan Eric Younge

Mr. Fagergren reported that the Board was sent a resume for Kimberly Knorr to be considered as an Experience Reviewer.

Mr. Fagergren reported on adjustments and instructions made to the mass appraiser experience log and fee appraiser experience log, the logs were sent to the Board prior to the meeting for their review. The Board agrees with the changes and would like them added to the Division website.

Mr. Fagergren continued the discussion on the possibility of an Experience Review Forum. There was discussion on how Experience Reviewers can get input on reviews they are assigned. Chair Morley suggested having an optional standing meeting, hosted by the Division, where a Board member and a Division staff member would rotate monthly to connect with reviewers monthly. Mr. Fagergren will reach out the Experience Review Committee and see if this is something that would help them with any challenges they are facing. It was also discussed to possibly add a Q & A forum to the Division website. This item will be added to the Agenda for further discussion at next month's meeting.

Mr. Fagergren gave clarification for requirements on trainees gaining experience points and that the points will only count if the assignment is within the state they are registered in. It was also discussed that trainees could gain experience points on hybrid appraisal. There was discussion on 3rd party inspections and that trainees do not get experience points and the fee offered to appraisers is not so attractive. It was suggested to offer experience points for these inspections and it was discussed to add this item to next month's agenda for further discussion and consideration of proposed language of a rule amendment.

Mr. Fagergren reported that the Division must report back to the Appraisal Sub Committee by May 19, 2023 about any rules the Division currently has that exceed the federal minimums. There was a lengthy discussion regarding which rules the Division currently has and it was ultimately decided that Mr. Fagergren will provide a list of rules in which it's suggested to exceed the federal minimums. That list will be sent to the Board prior to next month's meeting for their feedback and or possible changes.

BOARD AND INDUSTRY REPORT- Justin Barney

Mr. Barney reported on the Division's recently approved proposed rule amendment regarding the AMC rule. The amendment is currently with the Governor's Office and will most likely be a few more weeks before public comment. It is moving forward and will be updated again at next month's meeting.

A motion was made and seconded to approve Kim Knorr as an experience reviewer. Vote: Chair Morley, yes; Vice Chair Ewell, yes; Board Member Poulsen, yes; Board Member Sloan, yes; Board Member Brown, yes; Board Member Jensen, yes. The motion passes.

A motion was made and seconded to adjourn the meeting. Chair Morley, yes; Vice Chair Ewell, yes; Board Member Poulsen, yes; Board Member Sloan, yes; Board Member Brown, yes; Board Member Jensen, yes. The motion passes.

The meeting adjourned at approximately 11:17 a.m.