

FINAL MINUTES  
BOARD OF APPRAISAL  
OUTREACH MEETING  
Phoenix College – Bulpitt Auditorium  
Friday, September 6th, 2013 8:00 A.M.

Call to Order and Roll Call

Meeting called to order by Chairman Kevin Yeanoplos at 8:15 A.M.

Board members present at roll call:

Kevin Yeanoplos

Mike Petrus

Joe Stroud

James Heaslet

Mark Keller

Erik Clinite

Frank Ugenti

Members absent:

Jeff Nolan

Kevin Yeanoplos welcomed the attendees and asked each Board Member to introduce themselves.

Joe Stroud gave an update on the voluntary audit program that had been developed this year.

Kevin Yeanoplos then introduced the presenter of the two classes that would be given during this meeting, Dennis Badger. He then turned the meeting over to Mr. Badger.

In the morning session, Dennis Badger presented the Supervisory/Trainee Appraiser 4-hour mandatory class per the Appraiser Qualifications Board 2015 criteria. He explained in detail the qualifications as set by the AQB, for both the Supervisor and the Trainee. He reported the requirements for education, the logs for experience, and minimum period of time for this experience to be gained. The class included an overview of The Appraisal Sub-Committee (ASC), The Appraisal Standards Board (ASB), The Appraisal Qualifications Board (AQB), FFIEC, The Appraisal Foundation, FIRREA, and parts of Dodd-Frank as it pertains to appraisers. He outlined suggestions for Supervisors to include in the training, which included items often overlooked by seasoned appraisers who may not realize that a trainee might not know the difference between a hot water heater and a heat pump, among other examples. He encouraged certified appraisers to become supervisors and that it was important to get involved to stay informed on appraisal issues.

In the afternoon session, Mr. Badger presented the Arizona Law and Regulations class for three hours. He went over the definitions shown in the statute and compared them with some of the other states. He briefly discussed the enactment of SB1316 on September 13, 2013. Throughout the presentations the attendees asked questions, such as who is defined as the client in a report? Does the portion of the statute regarding AMC fee disclosure require the fee that the appraiser is paid? Or does it need to include the fee paid to the AMC as well? How many complaints did Arizona receive last (fiscal) year? How many appraisers are now actively

licensed/certified in our state? These and other questions were answered by either the instructor, members of the Board or staff.

During the middle of this latter class, David Condo, Director of the local FBI office, spoke to the attendees, asking them to be on the lookout for mortgage fraud. He explained that the short sales, property flopping & flipping is still ongoing, and may include some fraudulent or suspicious activity. He announced that the Board of Appraisal website will have a link within the next week, to report any suspicious activity to the Arizona Mortgage Fraud Task Force. This link is [px\\_cashback@ic.fib.gov](mailto:px_cashback@ic.fib.gov)

The meeting was then adjourned at 4:10 p.m.