



ARIZONA BOARD OF APPRAISAL

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DRAFT MINUTES BOARD MEETING

Friday, October 05, 2012 8:30 AM

Call to Order and Roll Call.

Meeting called to order by Kevin Yeanoplos, Chairperson at 8:31 AM.

Board members present telephonically at roll call:

James Heaslet
Mike Petrus
Mike Trueba
Frank Ugenti
Jeffrey Nolan
Kevin Yeanoplos

Staff Attendance:

Margaret Burns – Interim Executive Director
Amanda Benally – Staff
Jessica Sapio - Staff

Review and action concerning: A0066/A0068 JVI Appraisal Division, LLC

Corey Sanchez, complainant regarding complaint #A0066 was present. Amanda Benally updated the Board regarding the complaints against JVI Appraisal Division, LLC. Board staff had received several phone calls and emails from appraisers alleging that JVI Appraisal Division had shut down its business. Ms. Benally had spoken with Jeanne Galvin, Assistant Attorney General, regarding the allegations and the lack of a response from JVI Appraisal Division, LLC after several attempts to contact the AMC via mail and telephone. Ms. Galvin recommended that the Board send an email blast informing Arizona appraisers that the AMC may have closed its business and for appraisers to file complaints by November 1, 2012. After the cutoff date, the Board will review the complaints and in the event that the claims from the complaints were greater than the bond amount the Board could pro-rate the claim payout.

James Heaslet asked Ms. Benally to contact the Florida Board to find out if they had any information regarding JVI Appraisal Division, LLC. Mike Petrus made a motion to follow Ms. Galvin's recommendation. Mr. Yeanoplos asked to review the email blast prior to it being sent out. James Heaslet seconded the motion. The Board voted unanimously in favor of the motion.

Application Review Committee

James Heaslet gave the Committee recommendations to the Board. As a result of its **October 4, 2012** meeting the Application Review Committee makes the following recommendations:

To grant Melanie Gosinski-Roy an extension until December 31, 2012 to complete her application.

To discuss with the Board possible action concerning A.R.S. § 32-3632, the scarcity of appraisers in the county of Santa Cruz.

To find the following applications substantively incomplete pending additional information:

AR11325 Melanie Gosinsk-Roy
AG11557 Hugh B. Everhart (by reciprocity)
AG11565 Evan A. Ranes (by reciprocity)
AR11568 Joaquin S. Rivera
AR11573 Wayne K. Shelton

To find the following applications substantively complete:

AR11477 Garrett A. Rhodes
AG11509 Stephanie L. Rinard

To approve applications for License/Certificate already issued:

A. Reciprocity

31915 Christopher T. Donaldson

B. Nonresident Temporary

TP41385 Darryl L. Moeller
TP41386 Elizabeth A. Knight
TP41387 Donna J. Howard

To approve the consent agenda allowing Board staff to close files if July 31, 2012 renewals are not completed within the 90 Day grace period:

10305 Neil J. Rouse II
11114 Kelli J. Plotnik
11564 Noah C. Yano
11568 Chris D. Schutza
11987 Donald J. Thiessen
20639 Robyn L. Kreuer
21910 Brent K. Walden
21915 Craig C. Monson
21916 Howard R. Ginsberg
21917 Margaret B. Obermeyer
22156 Mark S. Williams
22160 Mark W. McGrail
30841 Frederick E. Schaufele
30908 Paul A. Hathaway
31459 Donald M. Klatt
31646 John D. Gilbert
31790 George R. Dell
31792 Charles G. Dannis
31793 Mark C. Skalican
31794 Richard M. Robinson

To find the following AMC applications substantively incomplete pending additional information and for staff to proceed with the registration once all required documents are received:

204 Oklahoma Appraisal Management, Inc.

Mr. Heaslet asked for the Board to discuss the application for Garrett A. Rhodes. Mr. Rhodes is applying for a license in Arizona and resides in a state that Arizona does not have a reciprocal agreement with. Mr. Rhodes submitted appraisal reports from his resident state, but the Committee is not geographically competent to review those appraisal reports. Frank Ugenti stated that there have been several instances where the entire experience log contained out of state appraisals and the Committee was not able to verify that the samples submitted for review were sufficient to meet the Board's requirements. Mr. Ugenti suggested that the Board discuss that matter on a future agenda. Mike Petrus stated that Mr. Rhodes was held to a higher standard and that by not applying through reciprocity, Mr. Rhodes was required to show proof that he met the Board's education requirements. Mr. Heaslet asked that the full Board vote on whether or not to approve the application.

Mike Trueba made a motion to approve the application for Garrett A. Rhodes. Mike Petrus seconded the motion. James Heaslet voted nay. The motion carried with one nay.

Kevin Yeanoplos asked Jessica Sapio and Margaret Burns to find out what states Arizona does not have reciprocity with and why there is not a reciprocal agreement and to put the matter on the next Board agenda for discussion.

James Heaslet asked the Board to discuss and review the request for the Board to waive the licensure requirements for a licensed residential appraiser in which the petitioner is citing a scarcity of appraisers in Santa Cruz County. Mr. Ugenti asked what the process would be to allow the requirements to be waived. Mr. Heaslet stated that the Board would have to write the Appraisal Subcommittee (ASC) to inform them that Arizona has a scarcity of appraisers and that the ASC would look at the number of appraisers in the entire state and not just individual counties to make a determination. Mr. Heaslet felt that the requirement should not be waived for this county as other appraisers, such as appraisers in Cochise or Pima County, can make a business decision to become geographically competent and appraise in that area. Mr. Ugenti commented that there are several Arizona markets with a shortage of appraisers, but that there are enough appraisers in the state to satisfy lending requirements. Mike Trueba stated that there were appraisers in Pima County that had geographic competency in Santa Cruz County and Mr. Trueba had never felt it to be an issue. Mike Petrus felt that this would be solved on the open market and that if the financial institutions were not contacting the Board saying that there is a problem then the Board should not waive the application requirements. Mr. Ugenti inquired as to how the Board would determine if there is a shortage of appraisers in the state and what process is in place that could answer that question. Mr. Yeanoplos requested that the matter be placed on a future agenda for a strategic discussion. Mike Trueba made a motion for the Board to accept the recommendations from the Application Committee. Mike Petrus seconded the motion. The Board voted unanimously in favor of the motion.

Education Committee

Mike Petrus asked the Board to discuss and approve the implementation of the audit program that the Education Committee had presented to the Board last month. The Education Committee would like to start the process by selecting class monitors to do the audits, educating the class monitors, and sending a letter to the education institutions and schools explaining and forewarning them that the Board has implemented an audit program. Frank Ugenti made a motion to approve the Education Committee to implement the audit program. Mike Trueba seconded the motion. The Board voted unanimously in favor of the motion.

The Education Committee recommended the following for approval by the Board:

To table the request from John Beshk from Mesa Community College regarding offering practicum courses that is acceptable for appraisal experience.

To recommend approval for the following education courses:

A. Continuing Education – not previously approved by the Board:

1. Submitted Appraisal Institute/ Southern Arizona Chapter

Distressed Commercial Property 2010-2015, The New World Restructuring Tenancies 3 hours
*Michael J. Moloney

2. Submitted Appraisal Institute

International Financial Report Standards for the Real Property Appraiser, 15 hours

*Paul Thomas

3. Submitted by Coalition of Arizona Appraisers

ANSI, Measurement Basics, & the Power of Price-Per Square-Foot, 7 hours

*Ann L. Susko, John T. Dingeman

4. Submitted by McKissock LP

FHA for Today's Appraiser, 7 hours

*Dan Bradley, Wall Czekalski, Ken Guifoyle, Chuck Huntoon, Tracy Martin, Richard McKissock, Larry McMillen, Steve Vehmeier, John Willey, Susanne Barkalow, Paul Lorenen, Dan Tosh, Robert McLelland, Robert Abelson

B. Qualifying Education – not previously approved by the Board:

Submitted by Appraisal Institute

- a. Advanced Market Analysis and Highest & Best Use, 33 hours
*Robert Dunham
- b. Online General Appraiser Report Writing and Case Studies, Distance Education, 30 hours
*Richar Dubay
- c. Online Residential Site Valuation & Cost Approach, Distance Education, 15 hours
*Arlene Mills

C. To approve the following instructors:

Submitted by Arizona School of Real Estate & Business

- a. AP-08 Statistics, Modeling, Finance, #ABA 0707-672-08 15 hours
*John Dingeman, Howard C. Johnson, Kathleen Holmes, Ann Susko
- b. C6505 Appraising Manufactured Housing, #ABA 0404-356 4 hours
*John Dingeman, Howard C. Johnson, Kathleen Holmes, Ann Susko
- c. C4672 FHA Appraisal Requirements, #ABA 0701-249 3 hours
*John Dingeman, Howard C. Johnson, Kathleen Holmes, Ann Susko

To recommend approval by Consent Agenda the following:

A. Continuing Education - previously approved by the Board with no changes:

- 1. Submitted Arizona School of Real Estate & Business
 - a. C7431 FHA Minimum Property Standards and FNMA Appraisal, #ABA 1205-492 4 hours
*Tracey Captain, Earland Cass, John Dingeman, Kathleen Holmes, Howard C. Johnson, Gretchen Koralewski, Don Miner, Roy E. Morris, Ron Schilling, Ann Susko, Richard V. Turkian, Aaron Warren, David Ziegler
 - b. Supervising Beginning Appraisers – A Plan for Success, #ABA 1107-711 4 hours
*Tracey Captain, Earland Cass, John Dingeman, Jacques Fournier, Kathleen Holmes, Howard C. Johnson, Gretchen Koralewski, Don Miner, Roy E. Morris, Ron Schilling, Ann Susko, Richard V. Turkian, Aaron Warren, David Ziegler
- 2. Submitted by McKissock Appraisal School
 - a. 2012-2013 National USPAP Update, 7 hours
*Dan Bradley, Wall Czekalski, Ken Guifoyle, Chuck Huntoon, Tracy Martin, Richard McKissock, Larry McMillen, Steve Vehmeier, John Willey, Susanne Barkalow, Paul Lorenen
 - b. Environmental Contamination of Income Properties, Distance Education #ABA D1210-985 5 hours
* Bruce Coin
 - c. Even Odder- More Oddball Appraisals, Distance Education #ABA D0208-750 7 hours
*Dan Bradley
 - d. The Dirty Dozen, Distance Education #ABA D0407-630 3 hours
* Dan Bradley

B. Qualifying Education - previously approved by the Board with no changes:

1. Submitted by Arizona School of Real Estate & Business

AP-15 General Appraiser Report Writing and Case Studies, #ABA 1008-825-15
30 hours
*Tracey Captain, Earland Cass, John Dingeman, Jacques Fournier, Kathleen Holmes,
Howard C. Johnson, Gretchen Koralewski, Don Miner, Roy E. Morris, Ron Schilling,
Ann Susko, Richard V. Turkian, Aaron Warren, David Ziegler

2. Submitted by McKissock Appraisal School
 - a. Basic Appraisal Principles, Distance Education #ABA D0407-623-01 30 hours
*Alan Simmons

 - b. General Appraiser Sales Comparison Approach, Distance Education
#ABA D1210-983-13
*Dan Bradley

 - c. General Report Writing & Case Studies, Distance Education #ABA D1210-984-15
30 hours
*Bruce Coin

Mike Trueba made a motion for the Board to accept the Education Committee recommendations. Frank Ugenti seconded the motion. The Board voted unanimously in favor of the motion.

James Heaslet made a motion to adjourn. Mike Petrus seconded the motion. The Board voted unanimously in favor of the motion.

Adjournment

The meeting was adjourned.

Kevin Yeanoplos, Chairperson