

MINUTES
ALABAMA REAL ESTATE APPRAISERS BOARD
RSA UNION BUILDING
100 NORTH UNION STREET, SUITE 370
MONTGOMERY, ALABAMA
August 11, 2000

MEMBERS PRESENT:

Mr. Ronald Parker
Mrs. Jane Mardis
Mr. Steve Martin
Mr. Kenneth Keener (departed at 12:30 p.m.)
Mr. Otis Stewart, Jr. (arrived at 8:50 a.m.)
Mr. Gary Archer (departed at 12:30 p.m.)
Mr. Chester Mallory
Mr. R.L. Farmer, Jr.
Mr. Everett S. Brooks, Jr.

OTHERS PRESENT:

Mr. J.W. Holland
Mrs. Elizabeth Bressler
Mrs. Lisa Brooks
Mr. Ken Diehl
Mr. Barry Hollyfield

GUESTS PRESENT:

Mr. Bobby Moorero
Mr. Bill Finlay

1.0 With quorum present Mr. Parker, Chairman called the meeting to order at 8:40 a.m. The meeting was held at the RSA Union Building, Third Floor Conference Room, Montgomery, Alabama.

2.0 Members present were Mr. Ken Keener, Mr. Ronald Parker, Mr. Chester Mallory, Mr. Gary Archer, Mr. Otis Stewart, Jr. (arrived at 8:50 a.m.), Mr. R. L. Farmer, Jr., Mr. Steve Martin, Mr. Everett S. Brooks, Jr. and Mrs. Jane Mardis.

The Board introduced themselves to the guests.

At this time Mr. Moorero gave a detailed report of his trip to Las Vegas to attend the Valuation 2000 conference.

3.0 On motion by Mr. Keener and second by Mr. Archer the regular minutes for July 14, 2000 were approved as written. All in favor, motion carried.

3.2 Mr. Parker announced that Mrs. Bressler would be leaving our agency to take a Governor appointed position with the State Banking Dept. as Chief Legal Council. The Board expressed their regrets to see her go but wished her luck in her new position.

Mrs. Bressler informed the Board there was no update on the Elrick Harris case from the Attorney General's office. Also, Mrs. Bressler indicated that she had not heard anything from the Judge on the Cleabron Pullum case.

At 9:10 a.m. the Board went into Executive Session to discuss the good name of Mr. Cleabron Pullum.

At 9:20 a.m. the Board resumed Regular Session.

On motion by Mr. Martin and second by Mr. Mallory the Board gives Mrs. Bressler the authorization to settle the case within one month assuming that Mr. Pullum accepts a six month suspension. Those in favor are Mr. Martin, Mr. Keener, Mr. Brooks, Mr. Archer and Mr. Mallory. Those opposing are Mr. Stewart, Mrs. Mardis and Mr. Farmer. Motion carried.

4.0 Mr. Farmer indicated there was no legislative action to report at this meeting.

5.0 On motion by Mrs. Mardis and second by Mr. Keener the following applications were voted on as listed. All in favor, motion carried.

5.1 **Trainee Real Property Appraiser applications:** NONE

5.2 **State Registered Real Property Appraiser applications deferred:** Joshua L. Posey, Joseph Steele.

5.3 **Licensed Real Property Appraiser application approved:** Edward Adams.
Application deferred: Seth D. Dettling.

5.4 **Certified Residential Real Property Appraiser applications approved:** Wardlaw M. Watson, Jr., Matthew W. Woods. **Applications deferred:** Joseph N. Batrich, Donald S. Holyfield, Donna Huey, Michael W. Paradise, Robert E. Patton, Charles P. Pope.

5.5 **Certified General Real Property Appraiser applications approved:** M. Kimmerle Culver (Recip.)(GA).

6.0 Mr. Mallory gave financial report to the Board. Mr. Mallory stated that we were 83% into the new fiscal year and 74% into budget expenditures. Mr. Holland indicated there were no negative trends or patterns. He noted that part of actual vs. planned spread was attributable to a vehicle purchase, which will not be made this year. Mr. Holland also informed the Board that the office had purchased three new computers. Mr. Holland included a copy of the Operations Plan for Fiscal Year 2000-2001 for the Board's information. On motion by Mr. Martin and second by Mr. Brooks the Board voted to accept the financial report as read. All in favor, motion carried.

- 6.1 On motion by Mr. Keener and second by Mr. Farmer the following education courses and instructor recommendations were approved. All in favor, motion carried.

AUBURN UNIVERSITY AT MONTGOMERY

(LIC) The Appraisal of Real Estate – 60 Hours - Approved
(Approved Instructor: Guy Wayne Sellers)

INTERNATIONAL ASSOCIATION OF ASSESSING OFFICERS

(C.E.) Course 310 – Applications of Mass Appraisal Fundamentals – 30 Hours
– Approved

Mr. Holland informed the Board that he reconfirmed with PES on the cost to build a new exam for Trainees. The testing center stated that it would cost approximately \$20,000-\$25,000 to build a new exam with a six-month lead-time and add \$50,000 if it were to be computer generated. It is a very involved process with test groups, etc.

Mr. Brooks voiced some concerns about Trainees only being able to take the exam twice in a twelve-month period. After much discussion the Board decided to wait until some Trainee applicants have taken the test to see what the pass/fail ratio would be.

On motion by Mr. Farmer and second by Mr. Keener the Board voted to rescind the first motion passed regarding Mr. Pullum and a potential six month suspension. All in favor, motion carried.

On motion by Mr. Martin and second by Mr. Mallory the Board voted to give Mrs. Bressler authorization to settle the Cleabron Pullum case offering six month suspension with a caveat to settle in one month prior to Mrs. Bressler's departure. Once Mr. Pullum is reinstated after six-month suspension he will submit a log every month for six months after lift of suspension. All in favor, motion carried.

- 6.2 Mr. Diehl discussed the disciplinary report with the Board. On July 25 2000 a Certified Residential Real Property Appraiser signed a Consent Settlement Order in connection with the appraisal of a country estate type property featuring a high quality custom-built residence and an extensive array of building and site improvements associated with a working Thoroughbred horse farm. Terms of the Consent Settlement include a private reprimand, a \$350 administrative fine, and completion of a Board approved 15-hour USPAP course. On July 25, 2000 a Certified Residential Real Property Appraiser signed a Consent Settlement Order in connection with a single-family residential real property appraisal. The terms of the Consent Settlement include a private reprimand, an administrative fine of \$250, and completion of a Board approved 15-hour USPAP course with exam. On July 28, 2000 a Certified Residential Real Property Appraiser signed a Consent Settlement Order in connection with a single-family residential real property appraisal. The terms of the settlement include a private reprimand, a \$250 administrative fine, and completion of a Board approved 15-hour USPAP

course.

Mr. Diehl also discussed graphs on disciplinary statistics included in the Board books.

Mr. Hollyfield discussed Probable Cause No. AB-00-25. On motion by Mr. Farmer and second by Mrs. Mardis the Board voted that probable cause exists. All in favor, with Mr. Keener and Mr. Archer being absent motion carried. Mr. Hollyfield discussed Probable Cause No. AB-00-24. On motion by Mr. Farmer and second by Mr. Brooks the Board voted that probable cause exists. All in favor, with Mr. Keener and Mr. Archer being absent, motion carried. Mr. Hollyfield discussed Probable Cause No. AB-00-23. On motion by Mrs. Mardis and second by Mr. Farmer the Board voted that probable cause did exist. All in favor, with Mr. Keener and Mr. Archer being absent, motion carried.

6.3 Mr. Farmer noted there were no new reciprocal states to report since last meeting.

6.4 The following reciprocal licenses were issued: M. Kimmerle Culver (G)(GA)

Mrs. Bressler discussed a situation with a reciprocal licensee who failed to report that he had been disciplined by the Florida Appraisers Board on his reciprocal application. On motion by Mr. Brooks and second by Mrs. Mardis the Board voted to pursue this issue. All in favor, with Mr. Keener and Mr. Archer being absent motion carried.

7.0 The temporary permit report was provided to the Board for their information.

8.0 At this time Mr. Holland expressed his gratitude to the Board for the pay raise recommendation at the last meeting and stated that he would wait to submit information to the Finance Dept. until the supervisory investigator was approved. Mr. Holland also stated that he had set goals, one of which was to issue the newsletter every three months. He asked the Board to make any suggestions regarding articles, etc. Some suggestions were to have a meeting calendar included, publish our web site address in the newsletter and have a link to the Appraisal Subcommittee for the Federal Register. Mr. Parker formed a new committee to work on suggestions for the newsletter and web site. Committee members are: Mrs. Mardis, Mr. Stewart and Mr. Mallory.

Mr. Holland informed the Board that the Dept. of Corrections was printing new ID cards for the Board members and we needed their signatures before cards could be completed.

Mr. Holland included in the Board books a draft copy of the newsletter for Board review.

Mr. Holland asked that the Board members recycle their Board books when possible for budget purposes.

Mr. Holland informed the Board that Ms. Jennifer Henderson was having serious medical problems and would be out for an extended period of time and that Mrs.

Beth Johnson was expecting a baby.

Mr. Holland asked the Board to give him a head count as to who would be attending the September 14, 2000 meeting in Huntsville where our Board would be part of the Alabama Association of Realtors 2000 Convention forum. Mr. Farmer said he would not be able to attend and Mr. Keener was unsure but everyone else would be present.

Mr. Holland also asked for a tentative head count of who would like to attend the AARO conference on October 28-31, 2000 in Washington. Those who would definitely like to attend are Mr. Brooks, Mr. Martin, Mr. Parker, and Mr. Farmer. Mr. Stewart, Mr. Archer and Mr. Keener were unsure. Mr. Holland informed the Board that AARO would meet in Norcross, GA on April 28, 2000 – May 1, 2000.

Mr. Holland discussed findings in the Examiners of Public Accounts audit report, which was included in the Board books.

RECONSIDERATION HEARING

11:00 A.M. – Michael E. Lowery (L applied for R) – Approved – On motion by Mr. Keener and second Mr. Archer. With Mr. Brooks opposing, motion carried.

9.0 Meeting adjourned at 1:00 p.m.

Sincerely,

Lisa Brooks
Executive Secretary

lb

APPROVED: _____
Ronald Parker, Chairman

