

Vermont Board of Real Estate Appraisers
Vermont College Campus at Schulmaier Hall
32 College Street,
Montpelier, VT 05602

June 5, 2013 at 9:00 a.m.

Minutes

Members Present: Ami Milne-Allen, Steve Rocheleau, George Sargeant, Robert Wernecke and Heidi Hayward Urish,
Staff Present: Judith Griffen, Colin Benjamin and Peter Comart

1. Called meeting to order at 9:00 a.m.

2. Approved April 3, 2013 minutes

3. Hearing/Stipulation

- a. 9:45 a.m. – 2012-234 - Default Hearing – Appraiser Loft, LLC
Gabriel Gillman, prosecuting attorney presented the case. It was moved and seconded that all allegations are proven to be true. All were in favor and the motion was approved with one abstention. It was then moved and seconded to revoke the registration for Appraiser Loft, LLC. A majority were in favor and the motion was approved with one abstention.
- c. 10:00 a.m. – 2011-632 – Hearing – Laura McLaughlin
Gabriel Gillman, prosecuting attorney was present. Laura McLaughlin was not present but was aware of the hearing today by written notice. The Board went into deliberative session after hearing the case. A written decision will be issued within the next couple of weeks.

5. Applications:

- a. Jennifer Warren – upgrade to Certified Residential – approved with notice of concerns by the reviewing appraiser. Judith will notify Jennifer Warren of those concerns.
- b. Nick Guyer – Upgrade to Certified Residential – tabled for more information.

6. Discussion Items:

- a. Peter Comart gave an overview of the VPCAP proposal. The Board does not feel that this profession needs it at this time but is open to hearing more information about it in the future.
- b. Clearbox demo – Ami Milne-Allen – tabled
- c. Application process will stay the same as it is now.
- d. Administrative Rules were discussed and the Board voted to approve the proposed rules as discussed. The Board would like 3.7 (a) un-stricken and to add “the” in front of all sections with AQB in it.
- e. Appraisal Subcommittee compliance review was discussed at length and the Board would like Chris Winters, Colin Benjamin and Peter Comart to discuss the issues with the disciplinary procedures in the office and come up with a plan to make sure that Vermont is in compliance with the Federal regulations.

7. Education courses for review

Appraisal University

Appraising Historic Property for 7/CE – AQB approved – expires 3-1-16

Site Analysis & Valuation for 7/CE – AQB approved – expires 7-16-14

Practical Application of the Cost Approach - for 4/CE – AQB approved – expires 8-27-15

Massachusetts Board of Real Estate Appraisers

Distressell Properties Valuation for 7/CE – approved – expires 6-5-15

Appraisal Institute

Income Approach for Residential Appraisers for 7/CE – approved – expires 6-5-15
Online Appraisal Curriculum Overview for 7/CE – AQB approved – expires 4-5-16
2013 Annual Meeting Sessions Day 1 for 2/CE – approved – expires 6-5-15
2013 Annual Meeting Sessions Day 2 for 5.5/CE – denied
2013 Annual Meeting Sessions Day 3 for 5.5/CE – denied
Online REO Appraisal: Appraisal of Residential Property for Foreclosure and Preforeclosure for 7/CE – AQB approved – expires 5-2-15
Online Case Studies in Appraising Green Residential Buildings for 7/CE – AQB approved – expires 7-6-15
Online Introduction to Green Buildings: Principles & Concepts for 7/CE – AQB approved – expires 7-6-15
Online General Appraiser Income Approach, Part 1 for 27/CE and 30/QE – AQB approved – expires 8-14-15

Individual Request from Lauren Mason

Introduction to Expert Witness Testimony for 7/CE – approved – expires 6-5-15

McKissock, LP

Appraisal Subject Matter Electives for 18/CE and 20/QE – AQB approved – expires 6-16-16
Essential Elements of Disclosures & Disclaimers for 5/CE – AQB approved – expires 6-30-16
Modern Green Building Concepts for 6/CE – AQB approved – expires 4-5-16
The Green Guide to Appraiser for 7/CE – AQB approved – expires 11-26-15

Property Valuation & Review Division, Department of Taxes

IAAO Course 300 Fundamentals of Mass Appraisals for 30/CE – AQB approved – expires 10-1-15

American Society of Farm Managers and Rural Appraisers

Regression Analysis Uses in Appraisal for 8/CE – approved – expires 6-5-15
Minerals Appraisal Seminar for 8/CE - approved – expires 6-5-15
Rural Case Studies 1 for 8/CE – approved – expires 6-5-15

Allterra Group, LLC

2013 Keynote/Appraisal Quality for 7/CE – approved – expires 6-5-15
2013 Valuation Visionaries/Appraisal Reform for 7/CE – approved – expires 6-5-15

American Continuing Education Institute dba Calypso Continuing Education

A Brief Historic Stroll Through America's Architectural Styles for 7/CE – approved – expires 6-5-15

Allied Business Schools, Inc

Residential Sales Comparison & Income Approaches for 28/CE and 30/QE – AQB approved – expires 7-28-16

Instructor approval for courses already approved.

Robert McClelland for Land and Site Valuation with McKissock – approved
Robert McClelland for Disciplinary Cases: What NOT to do with McKissock – approved

Individual Request from Mark Brooks

Rates & Ratios: Making Sense of GIM's, OAR's and DCF's for 7/CE – AQB approved – expires 8-4-14

Individual Request from Daniel King (Manfred Real Estate Learning Center)

15 hour USPAP for 15/QE- approved – expires 6-5-15
Basic Appraisal Principles for 30/QE - approved – expires 6-5-15
Basic Appraisal Procedures for 30/QE - approved – expires 6-5-15

8. **FYI:**
a. Columbia Institute eVIP appraisal News

9. **Adjourned at 2:05 p.m.**

10. **Orientation Class at 1:00 p.m.**
Next Meeting: August 7, 2013 at 9:00 a.m.