

**VERMONT BOARD OF REAL ESTATE APPRAISERS**  
**National Life Building, North FL 2**  
**Montpelier, VT 05620-3402**

August 8, 2012 at 9:00AM

**Minutes**

**Members Present:** Ami Milne-Allen, Steve Rocheleau, George Sargeant, Robert Wernecke, Linda Retchin and Heidi Hayward Urish

**Staff Present:** Colin Benjamin, Terry Gray, Carla Preston and Gabe Gilman

**Public Member Present:** Jeffrey Gephart and Nancy Merrill

1. 9:04 a.m. Meeting Called to order
2. Motion made by R. Wernecke to approve the June 6, 2012 minutes as written, seconded by L. Retchin. Motion carries.
3. Carla Preston, Case Manager gave the board status of cases as follows:  
23 Cases opened as of today 3 Ready for closure, 3 ready for I-team meetings, 7 under investigation, 8 cases IT has recommended charging, 1 hearing and 1 in intake.

4. Disciplinary  
Motion made by L. Retchin, to approve the 2011-50 Title Source, Inc. stipulation and consent order as written. Motion carries.

Motion made by A. Milne-Allen to approve closing report, 2011-634 as written, seconded by L. Retchin. Motion carries.

Motion made by R. Wernecke to approve closing report 2011-635 as written, seconded by G. Sargeant. Motion carries with one abstention from Steve Rocheleau.

5. Discussion Items:

Jeffrey Gephart from the Vermont Green Home Alliance presented the Board with the new educational opportunity and new registry through the Appraisal Institute's Valuation of Sustainable Buildings Professional Development Program as well as other appropriate courses to support the State's energy efficiency utility Efficiency Vermont. VEIC is under contract with the State of Vermont to develop a database listing Vermont homes with Home Energy Rating Index scores and independent, third-party provided energy-efficiency and green building certifications what will soon be available to subscribers to the Northern New England Real Estate Network's MLS. This data will help appraisers seeking comparable homes where an appraisal of a third-party, energy-efficient or green certified home is required.

There was a lengthy discussion on the newsletter and whether the board should continue to create and mail this to all licensees. The board took into consideration that the Appraisal Institute mails a quarterly newsletter to all licenses and the office now utilizes the website to inform the licensees and the public of all pertinent information for this profession. A motion was made by L. Retchin to discontinue the Vermont Appraisal Newsletter until further notice, seconded by A. Milne-Allen. Motion carries unanimously

Mandatory Licensing discussion to be tabled until the October meeting.

L. Retchin reported to the Board on the Vermont Professional Colleague Assistance Program starting up to help provide services to all professionals needing assistance.

Motion made by G. Sargeant to move the Vermont Real Estate Appraiser renewal date to even years. The next renewal cycle will be in 2013 for a one year period only then return to the bi-annually renewal to coincide with USPAP. Seconded by S. Rocheleau. Motion carries.

6. Education courses for review

**Massachusetts Board of Real Estate Appraisers**

Breakfast with the Experts: Current Market Conditions for 3/CE – **Approved**

Understanding Exterior Construction Components for 3.5/CE – **Denied**

**Appraisal Institute**

Advanced Spreadsheet Modeling for Valuation Applications for 14/CE – **Approved**

Marketability Studies: Advanced Considerations & Applications for 7/CE – **Approved**

2012 Annual Meeting Sessions, Day 1 for 2/CE – **Denied**

2012 Annual Meeting Sessions, Day 2 for 8/CE – **Denied**

2012 Annual Meeting Sessions, Day 3 for 6/CE – **Denied**

Uniform Appraisal Dataset Aftereffects: Efficiency vs. Obligation for 7/CE – **Approved**

Advanced Concepts & Case Studies for 35/CE and 38/QE – AQB approved – **expires 8-16-14**

**McKissock, LP**

How to Analyze & Value Income Properties for 6/CE – AQB approved – **expires 8-3-15**

Risky Business: Ways to Minimize Your Liability for 5/CE – AQB approved – **expires 9-15-15**

Understanding the Uniform Appraisal Dataset –Live Webinar for 3/CE –AQB approved –**expires 6-24-14**

**Allterra Group, LLC**

2012 Appraiser Town Hall Meeting/RE – Engineering the Appraisal Process for 7/CE – **Approved**

2012 Keynote/Valuation Visionaries for 7/CE – **Approved**

7. **Adjournment at 12:00 noon**

8. **Next Meeting: September 5, 2012 at 9:00 a.m.**, at the National Life Building, North FL 2, Montpelier, VT 05602

9. **1:00 p.m. Orientation Class**