

DEPARTMENT OF COMMERCE, COMMUNITY, AND ECONOMIC DEVELOPMENT
 DIVISION OF CORPORATIONS, BUSINESS AND PROFESSIONAL LICENSING
ALASKA BOARD OF CERTIFIED REAL ESTATE APPRAISERS

CONDENSED MINUTES OF THE COMMITTEE MEETING HELD 7/13/2023

Date:	7/13/23
Time:	10:05 am the meeting was called to order
Location:	Zoom: https://us02web.zoom.us/j/85910734992
Attending:	Board Members: Mae Hayes, Val Kudryn Staff: Sara Sather Public Members: none present
Absent:	Leon McKean was excused from the Committee Meeting during the 5/23/23 Board Meeting. Alison Osborne

1. Call to Order/Roll Call	
Brief Discussion:	The Committee Meeting was called to order at 10:05 am with Mae Hayes and Val Kudryn present.
	Ms. Sather explained that she had received notification this morning from Ms. Osborne informing that she is unable to attend today's Committee Meeting.
	No ethics to report.
Motion:	The draft agenda was informally agreed upon. No formal motion was made.
Recorded Votes:	Mae Hayes -
	Valery (Val) Kudryn -
	William (Leon) McKean -
Action Items:	Meeting to proceed as drafted in agenda.

2. Regulation Project(s) Discussion	
Brief Discussion:	The AQB's Second Exposure Draft with new CE requirements was briefly reviewed. No action or recommendation from the Committee at this time.
	Mr. Kudryn provided an update to his research on mass appraisal experience. He shared that there are a number of states that do not accept mass appraisal experience and a number that accept up to 50% of mass appraisal experience. The Committee discussed recommending to the full Board that an FAQ be written to allow for up to 50% of mass appraisal work be accepted toward required licensure experience within the state of AK.
	Mr. Kudryn provided an update to his research on the Licensed Appraiser type. The Committee recognizes that this license type reduces barriers to entry as well as aligns with adopting the AQB Criteria by reference, however, it was expressed that some concerns do continue with the limitations of what can be appraised by this license type compared to the market within Alaska. Mr. Kudryn expressed that he will continue to research this topic with focus on definitions of complex vs noncomplex, identifying a sample percentage of how many clients accept work by this license type, as well as examining the concept of atypical market conditions and this license type. It was expressed that the Committee would like to proceed with researching this topic with the intent to consider a recommendation to the Board for adopting this license type. It is recognized that this is a statute change, which can not be made by the Board directly and would require consideration from the Alaska Legislature.
	The Committee members shared that the side by side comparison of AK statutes and regulations compared to the AQB Criteria is still in process as attention has been spent on the Licensed Appraiser Type and mass appraisal experience questions. The Committee did pose some additional question for Ms. Sather to follow up with Ms. Osborne to help direct the Committee.
	The Committee has requested to schedule the next Committee Meetings for September 19 and October 24, both starting at 10 am via zoom.
Motion:	No motion necessary.
Recorded Votes:	Mae Hayes -
	Valery (Val) Kudryn -
	William (Leon) McKean -
Action Items:	Mr. Kudryn and Ms. Hayes will continue with researching Licensed Appraiser type and review AK statutes and regulations compared to the AQB Criteria.
	Ms. Sather will follow up with Ms. Osborne regarding today's questions.
	Ms. Sather will proceed with scheduling the requested upcoming meeting dates.
3. Adjourn	
Brief Discussion:	The Committee agreed to adjourn the Committee Meeting at 10:49 am.

Motion:	On a motion duly made by Chair Hayes, seconded by Mr. Kudryn, it was RESOLVED to adjourn.
Recorded Votes:	Mae Hayes - Y
	Valery (Val) Kudryn - Y
	William (Leon) McKean -
Action Items:	Meeting minutes will be drafted and placed on the website. Meeting minutes will formally be reviewed for amendment or approved during the next Board Meeting.

Next Meeting:	Next Committee Meeting is to be scheduled for 9/19/23.
Adjournment:	10:49 am

These minutes were approved during the 8/22/23 Board Meeting.