

1 STATE OF ALASKA  
2 DEPARTMENT OF COMMERCE, COMMUNITY, & ECONOMIC DEVELOPMENT  
3 DIVISION OF CORPORATIONS, BUSINESS, & PROFESSIONAL LICENSING

4 BOARD OF CERTIFIED REAL ESTATE APPRAISERS

5  
6 MINUTES OF THE BOARD MEETINGS

7 Monday, March 2nd, 2020

8  
9 *These are minutes prepared by the staff of the Division of Corporations, Business, and Professional*  
10 *Licensing.*

11  
12 *These minutes been reviewed or approved by the Board.*

13  
14  
15 By the authority of AS 08.01.070(2), and in compliance with the provisions of AS 44.62, Article 6, a  
16 scheduled meeting of the Board of Certified Real Estate Appraisers was held via teleconference on  
17 Monday, March 2nd, 2020.

18  
19 **Agenda Item #1** **Call to Order/Roll Call**

20  
21 The meeting was called to order at 9:12 a.m. by David Derry, Chair. Board member Renee Piszczek was  
22 absent for roll call but did join the meeting shortly thereafter at 9:15 am.

23  
24 Those present, constituting a quorum of the Board:

25 David Derry, Certified General Real Estate Appraiser  
26 William Barnes, Certified Residential or General Real Estate Appraiser  
27 Renee Piszczek, Mortgage Lending Member  
28 Ashlee Stetson, Public Member

29  
30 Division Staff present in the meeting:

31 Tracy Wiard, Occupational Licensing Examiner  
32 Joe Bonnell, Records and Licensing Supervisor  
33 Melissa Dumas, Administrative Officer II  
34 Shyla Consalo, Investigator III  
35 Sher Zinn, Regulations Specialist

41 **Agenda Item #3** **Ethics Report**

42

43 Chair Derry moved on to the ethics report. He stated that he has not received a report of any  
44 ethics violations or potential ethics violations from board members or anyone else. He asked the  
45 board if there were any violations to report. There were none.

46

47 **Agenda Item #2** **Continuing Education Statement Credits**

48

49 Chair Derry stated that board members or other licensed appraisers can obtain continuing  
50 education credits for meeting attendance can do so. Board member Bill Barnes stated that he  
51 would like continuing education credits for meeting attendance. It was advised that he would  
52 need to fill out the form on the APR website and submit to Chair Derry for a signature. This  
53 would be required for CE credits for attendance at the December 9, 2019 meeting and the  
54 November 1, 2019 meeting as well.

55

56 **Agenda Item #4** **Review / Approve Agenda**

57

58 The board reviewed the agenda. There were no suggested changes to the DRAFT agenda. OLE  
59 Wiard noticed later that the approval of past meeting minutes had February 28, 2020 listed as a  
60 meeting date instead of February 18, 2020 which was the date of the APR Subcommittee  
61 meeting which the minutes needed to be voted on. OLE Wiard made the date change after the  
62 board vote.

63

64 **On a motion made by Renee Piszczek, seconded by Bill Barnes, and passed unanimously, it**  
65 **was RESOLVED to APPROVE the agenda.**

66

67 **Agenda Item #5** **Review/Approve Past Meeting Minutes**

68

69 The board reviewed the meeting minutes from the December 9, 2019 board meeting. There was  
70 one suggested change on line 209 to include that board member Bill Barnes was present and  
71 approved the motion.

72

73 **On a motion made by Bill Barnes, seconded by Renee Piszczek, and passed unanimously, it**  
74 **was RESOLVED to APPROVE the meeting minutes from the December 9, 2019 board**  
75 **meeting as amended.**

76

77 The board moved on to review the draft meeting minutes from the February 18, 2020 APR  
78 Regulations Subcommittee meeting minutes. Board member Bill Barnes stated line 90 should

79 read loan to value or LTV instead of loan value. Chair Derry noted on line 107 should state  
80 Dodd-Frank Act instead of the Frank-Dodd Act.

81

82 **On a motion made by Dave Derry, seconded by Bill Barnes, and passed unanimously, it**  
83 **was RESOLVED to APPROVE the meeting minutes from the February 18, 2020 APR**  
84 **Regulations Subcommittee meeting as amended.**

85

86 The board was several minutes ahead of schedule took a quick break prior to the investigative  
87 report.

88

89 Off Record: 9:25 am

90 On Record: 9:30 am

91

92 **Agenda Item #6** **Investigative Report**

93

94 Shyla joined the board to provide the investigative report at 9:28 AM. The report covered the  
95 period of 11/19/2019 – 02/20/2020. The division opened 4 matters, closed 4 matters and 8  
96 matters remained open. These did not cover continuing education audits and consent agreements  
97 being handled by the paralegal.

98

99 Chair Derry asked about open cases from 2018. Ms. Consalo stated that it took almost a year for  
100 the licensee to respond and the case is being fought. She did notice a trend with appraisers that  
101 any disciplinary matters and recommendations are not being readily accepted by the appraisers,  
102 they are obtaining lawyers and going to court. This is due to the affects the reprimands has on  
103 the appraiser’s careers.

104

105 Board member Bill Barnes asked if there was anything in law that requires a real estate appraiser  
106 to promptly reply to investigative accusations and letters? Ms. Consalo stated there is no time  
107 frame in APR statute or regulation to prompt a reply from a respondent. She did state that once a  
108 very lengthy process is exhausted, the respondent may receive an additional violation. For this to  
109 happen, investigative staff goes through a very lengthy process to ensure a respondent has every  
110 opportunity to respond to investigative correspondence and voice mails. This process takes  
111 several months.

112

113 A brief discussion ensued and a timeframe for response or cooperation in statute or regulation  
114 would be helpful in expediting the investigation process for open cases. This would give  
115 investigators some opportunity to hold the respondent’s feet to the fire. Some respondents  
116 simply postpone replying to any letters or voicemails from the investigative staff. Bill Barnes

117 had concerns licensees were out in the field with potential violations of incompetence and  
118 ignoring correspondence from investigators.

119

120 **Agenda Item #8** **Public Comment**

121

122 The board was available at 10:00 am as listed on the agenda for public comment. There were no  
123 members of the public calling in or showing up in person to make a comment. Chair Derry had  
124 expected someone to call in. Apparently, Pearson Vue is still not allowing test takers to use  
125 more than 1 dry erase board per test even though there is no requirement for only allowing 1 dry  
126 erase board from the Division, the board or the ASC. The board took a brief break before  
127 moving on to the next agenda item. It was asked that the CBPL Division clear this up with  
128 Pearson Vue.

129

130 Off Record: 10:11 am

131 On Record: 10:15 am

132

133 The board took roll call upon return from break.

134

135 Those present, constituting a quorum of the Board:

136 David Derry, Certified General Real Estate Appraiser

137 William Barnes, Certified Residential or General Real Estate Appraiser

138 Renee Piszczek, Mortgage Lending Member

139 Ashlee Stetson, Public Member

140

141 **Agenda Item #9** **Vote/Discuss Pending & Remanded Applications**

142

143 Chair Derry brought the board to the next application. It was inquired if executive session was  
144 required and OLE Wiard stated that there was no reason for the board to go into executive  
145 session unless it was for any of the reasons set out in AS 44.62.310(c). OLE Wiard stated the  
146 application was being presented to the board for a vote. Chair Derry stated the board had voted  
147 already. OLE Wiard stated the application had been voted on, there was a remand order and now  
148 it was being asked for a board vote again. Chair Derry wanted to know who was asking for a  
149 vote and it was determined to be the applicant who was requesting the vote.

150

151 Discussion ensued and it was stated the remand asked the board to determine if the applicants  
152 work product submission qualified as non-residential work and met USPAP compliance? The  
153 board voted to request new work products and the information necessary to make a USPAP  
154 determination. It was stated the applicant responded with an additional report but not the work  
155 product necessary to determine USPAP compliance. It was stated to the Chair's knowledge; the

156 board had never received 2 of the requested work files to determine the USPAP compliance.  
157 Chair Derry asked if he was missing some information. He asked if the applicant had responded  
158 with any of the requested information. He stated the board acted promptly in response to the  
159 remand order and have been waiting for quite some time for a response from the applicant. It  
160 was stated by the chair that none of the board members suggested this application be brought to  
161 the meeting for a vote due to the absence of the additionally requested information. Board  
162 member Ashlee Stetson asked board member Bill Barnes to expand on his review of the  
163 information the applicant did provide.

164

165 Bill Barnes stated the applicant submitted 32-33 pages of experience credits with his application  
166 for a general appraisal license. The supervisory appraiser for the applicant stated on each of the  
167 pages of experience credits that there was no commercial work experience. Bill Barnes stated  
168 that the supervisors statement means there was residential work experience but no general work  
169 experience. Bill Barnes explained that stating no commercial work experience on the work logs  
170 is synonymous with stating no general work experience. Bill stated that the original application  
171 did not meet the standards for licensure set out in the APR statutes and regulations due to the  
172 lack of general appraisal experience.

173

174 The application was remanded to the board by the administrative law judge after the original  
175 denial. The board was requested to verify the work experience in the application one more time  
176 and review the application for USPAP compliance. The board decided to ask for the work files  
177 for two of the three original work product submissions along with the work files for three  
178 additional work product submissions. This request was made so the board could verify  
179 compliance of standards 1 and 2 of USPAP. It was stated almost all the work products submitted  
180 in the original application contained restricted reports. One of the USPAP requirements for a  
181 restricted report is to keep a file memorandum for 5 years showing the data and analyses the  
182 appraiser used to come up with the value. The restricted report submitted did not show any data  
183 or analyses used by the applicant to obtain the value.

184

185 In a regular report the data and the analyses used to obtain the value is in the report. This is not  
186 the case with restricted appraisal reports. The board requested the work files and the additional  
187 work products after the remand. The applicant declined to submit the requested work files to the  
188 board and asked for the board to vote on his application. Due to the lack of compliance with the  
189 board's request the applicant could not prove he met the experience requirements for licensure.  
190 The burden of proof resides with the applicant. Chair Derry reiterated this information.

191

192 During the meeting, OLE Wiard and the board members were forwarded an e-mail the applicant  
193 had sent to OLE Supervisor Bonnell on December 12 of 2019. OLE Wiard read and shared the  
194 e-mail with the board. The e-mail asked the board to vote on his application and stated he would

195 not be providing any of the additionally requested work product or work files. It was suggested  
 196 by board member Stetson to provide a written response to the applicant stating what the remand  
 197 letter asked for and how his lack of response contributed to the outcome of his license. OLE  
 198 Wiard informed the board that they could provide that information in a denial letter as a point of  
 199 clarification if they chose, but the board could only deny an application for a statutory or  
 200 regulatory reason if any of the members of the board were going to vote to deny this application.

201  
 202 It was reiterated by the chair that without the work files that were requested from the restricted  
 203 reports, the board could not determine if the applicant has the 1500 hours of non-residential  
 204 appraisal experience or if the applicant was compliant with USPAP. The applicant is required to  
 205 do provide proof of both USPAP compliance and the 1500 hours of non-residential experience to  
 206 obtain a license as a certified general appraiser in Alaska. The chair also stated that many non-  
 207 appraisers do not understand that a restricted report may simply show a value but no information  
 208 on how the value was determined.

209  
 210 **On a motion made by Ashlee Stetson, seconded by Bill Barnes, and passed unanimously by**  
 211 **roll call vote, it was RESOLVED to DENY Cody Haltermans application for certification**  
 212 **as a general real estate appraiser in the State of Alaska given special consideration to 12**  
 213 **AAC 70.112(F), which states: *work experience verification forms and a log of completed***  
 214 ***appraisals that meet the requirements of 12 AAC 70.110 and 12 AAC 70.935(f) and that verify***  
 215 ***the real estate appraisal experience required in 12 AAC 70.108(a).***

216

Board Member	Approve	Deny	Refrain
Dave Derry		X	
Wendy Lawrence		Absent	
Bill Barnes		X	
Renee Piszczek		X	
Ashlee Stetson		X	

217

218 **Agenda Item #10                      Division Report**

219

220 Administrative Officer Dumas provided the board with their 2<sup>nd</sup> QTR 2020 division report.

221

FY 20 1 <sup>st</sup> & 2 <sup>nd</sup> Quarter Revenue	FY 20 1 <sup>st</sup> & 2 <sup>nd</sup> QTR Expenditures (Non- Investigative)	FY 20 1 <sup>st</sup> & 2 <sup>nd</sup> QTR Expenditures (Investigate)	FY 20 1 <sup>st</sup> & 2 <sup>nd</sup> QTR Indirect Expenditures	FY 20 1 <sup>st</sup> & 2 <sup>nd</sup> QTR total Expenditures	FY 20 1 <sup>st</sup> & 2 <sup>nd</sup> QTR Cumulative Surplus (Deficit)
\$40,184.00	-74,318.00	-23,026.00	-26,978	-124,322	\$239,470.00

222

223 Chair Derry was curious to know if the total revenue was for APR and AMC applications  
224 combined? It was stated that is correct. He was curious to know where most of the revenue was  
225 coming from. It was stated the division does not track revenue at that level but a rough estimate  
226 could be made by multiplying number of AMC licenses by cost to see a total and do the same  
227 with APR licenses.

228

229 **Agenda Item #11 Professional License Reform**

230

231 OLE Wiard informed the board that SB 157 and HB 216 were being brought to the Legislature  
232 by the current administration. Basically, the bills would create a temporary license type for all  
233 occupations overseen by the Division of Corporations, Business and Professional licensing. The  
234 purpose of the bills is to make professional licenses more accessible to applicants who want to  
235 come to Alaska to create employment and business opportunities.

236

237 Boards are being asked to consider and define the crimes that would prevent an applicant from  
238 obtaining a license. Additionally, boards are being asked if there would be a time limit since a  
239 crime or offense took place, types of rehabilitation the board would consider appropriate to prove  
240 corrective action and definitions for terms used to make licensing decisions, good like moral  
241 character and moral turpitude. Boards are being asked to get this information in regulation so  
242 that licensees have a very clear picture of what they need to complete to obtain their professional  
243 license.

244

245 Chair Derry believes the board already has definitions in place for moral character and moral  
246 turpitude. He also thought any felony convictions would bar an applicant for licensure. OLE  
247 Wiard stated that the definitions would be placed in regulation. Chair Derry stated they would  
248 go through the regulation process and would not necessarily need to be made today. Chair Derry  
249 proposed the board do some research in statute and regulation as well as the ASC criteria to see  
250 if there are already definitions in place. Chair Derry asked Renee if she would be willing to do  
251 the research on this topic before the next meeting, including looking at the ASC? She stated she  
252 would do that and provide the information to OLE Wiard for the next board meeting. Chair  
253 Derry did not see how a new temporary license would be any easier or efficient for an applicant  
254 to apply be reciprocity since the APR board already has a license they can obtain through  
255 reciprocity. The board decided to break for lunch.

256

257 Off Record: 11:55 AM

258 On Record: 1:01 PM

259

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261

262 Those present, constituting a quorum of the Board:  
263 David Derry, Certified General Real Estate Appraiser  
264 William Barnes, Certified Residential or General Real Estate Appraiser  
265 Ashlee Stetson, Public Member  
266

267 **Agenda Item #13 Regulations Update**  
268

269 The board moved on to the regulations update. Chair Derry thanked the division for providing  
270 the regulations change process outline that was presented in the board packet. Chair Derry also  
271 wanted to thank the regulations subcommittee for meeting and working on the changes for the  
272 APR board statutes and regulations.  
273

274 Chair Derry stated he had recently attended the Alaska Chapter of the Appraisal Institute's  
275 luncheon meeting and while there he requested some input on some of the suggested statute  
276 changes. He specifically asked about the 5-year professional liability period for appraisers and  
277 the ability of appraisers to perform evaluations. He had asked the chapter to discuss the topics  
278 and send a letter to the board at their next board meeting stating their position.  
279

280 Regulations specialist Zinn presented her draft of proposed regulation changes for the board to  
281 review. Within her draft were proposed changes in red which were suggested by the ASC. The  
282 changes in black had already been accepted by the board at the last board meeting. She  
283 requested the board review the red changes and decide to approve, adopt or change the proposed  
284 drafts.  
285

286 The regulations specialist explained that she added a new regulation section to 12 AAC 70.9XX  
287 which requires all CE's for license renewal to be completed during the concluding licensing  
288 period. The board could approve this new section or amend the current regulation: 12 AAC  
289 70.220(a) by adding, "during the concluding licensing period." The request to add this wording  
290 has been made for all boards by the Divisions paralegal. Chair Derry liked the idea of adding the  
291 wording to existing regulation 12 AAC 70.220(a). The other board members agreed.  
292

293 Chair Derry then moved on to the next regulation 12 AAC 70.108(c) which is recommended by  
294 the ASC to be repealed. The suggestion was made because it would take a general appraiser  
295 over 2 years to reach 3000 hours and more than 12 months for the certified residential to reach  
296 1500 hours. ASC believes it will confuse applicants and could be easily challenged. The AQB  
297 also has no limit on the number of hours someone can accumulate in 12 months. This regulation  
298 also does not reflect the updated 2018 AQB criteria. It was thought by the chair that this  
299 regulation may have been overlooked when the regulation change occurred to reflect the 2018  
300 AQB change.

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On a motion made by Ashlee Stetson, seconded by Bill Barnes, it was **RESOLVED** by unanimous roll call vote to **ACCEPT** the following draft regulations to go to public comment:

- 1) Add, “concluding licensing period,” to 12 AAC 70.220 (a).
- 2) Repeal 12 AAC 70.108(c).
- 3) Amend 12 AAC 70.110 (a) removing, “By a combination of at least three different individuals, on,” and “from at least three different individuals.”
- 4) Amend 12 AAC 70.160(a)(1)(E)(ii) to add, “for substantive cause,” after surrendered.
- 5) Amend 12 AAC 70.160(b) to add, “for substantive cause,” after surrendered.
- 6) Amend 12 AAC 70.165(3)(C), removing the words, “an employee.”
- 7) Amended 12 AAC 70.165 by adding a new subsection to read: “(b) A real estate appraisal management company may not remove an appraiser from the appraisal panel until after (1) written notice has been sent to the appraiser of the removal from the appraiser panel with an explanation and reason for their action; (2) a written notice is received from the appraiser asking to be removed from the appraiser panel; or (3) notice of death or incapacitation of the appraiser has been received.”
- 8) Amend 12 AAC 70.175(a) adding the word, “covered,” and removing, “federally related,” after the word, “for.”
- 9) Amend 12 AAC 70.175(b) adding the word, “covered,” and removing, “federally related,” after the word, “for.”
- 10) Amend 12 AAC 70.990(11) to read, “USPAP means the Uniform Standards of Professional Appraisal Practice, as developed by the Appraisal Foundation.
- 11) 12 AAC 70.990 is amended adding a new subsection to read:
  - o (12) covered transactions means any consumer credit transaction secured by the consumer’s principal dwelling.
- 12) Table review of 12 AAC 70.935(c)(3) for May 19, 2020 board meeting.

**Roll Call Vote:**

<b>Board Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Refrain</b>
Dave Derry	X		
Wendy Lawrence	Absent		
Bill Barnes	X		
Renee Piszczek	Absent		
Ashlee Stetson	X		

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336

OLE Wiard reminded the board that a Regulations Change Questionnaire would need to be completed for each regulation being changed to complete the process.

337 **Agenda Item #13** **Draft Statute to Impose 5 Year Liability**

338

339 Chair Derry brought up the next item of order on the agenda. The board had voted to develop a  
340 statute limiting appraiser professional liability to 5 years. Chair Derry believes this was a change  
341 the board wanted when they adopted AMC regulations but could not find legislative support at  
342 that time. The APR board would still like to proceed with the development of the statute if they  
343 can get support for a bill.

344

345 Chair Derry informed the board that this legislation has been happening nationally. The  
346 Appraisal Institute has some state statute changes that they have drafted for this purpose. Chair  
347 Derry thought this would be a useful resource for the board in drafting the statute they would like  
348 to see. He said it is called, *Statutes of Repose*, on the Appraisal Institute website and they have  
349 model language the board can use. He would like the language added to the agenda for the May  
350 19, 2020 meeting.

351

352 Discussion ensued about State statutes of limitations and the conversation was brought towards  
353 bonds and bonding. Ashlee Stetson was wondering if the bond companies ever had legislation  
354 and could possibly help sponsor a statute of limitation bill for appraisers. She was thinking since  
355 the verbiage was so small it could be added to another bill. Chair Derry stated that was a good  
356 idea as it is a lot of work to pass a bill through legislation. Ashlee Stetson offered to do some  
357 research to see if there was a co-op or another organization to determine a vested interest if the  
358 board wanted to table the discussion until the next meeting. Chair Derry also asked Sher Zinn to  
359 find out what the State of Alaska has in statute regarding professional liability already to which  
360 she agreed she would do. Chair Derry also stated the Alaska Chapter of the Appraisal Institute is  
361 in favor of this statute change if the board needs testimony.

362

363 **Agenda Item #13** **Statute to Allow Appraisers to Perform Evaluations**

364

365 The board had previously voted to develop a statute that would allow appraisers to perform  
366 evaluations that are not USPAP compliant. Due to the change in appraisal thresholds, many  
367 lenders and entities are using brokers price opinions and realtor value opinions for the basis of  
368 their loan valuations. By allowing certified appraisers to have a USPAP exemption, they could  
369 compete in this market. Certified appraisers are the most qualified to perform this type of  
370 service anyways and could do so for a smaller fee. The Alaska Chapter of the Appraisal Institute  
371 was not in favor of the change. The point was to broaden the scope of work certified appraisers  
372 could perform in Alaska. The Appraisal Institute does have model language on their website for  
373 this legislation as well.

374

375

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377

378 **Agenda Item #13** **Statute to Remove More Stringent Than**

379  
380 Currently the APR statutes do not allow the board to make regulations and processes for  
381 licensure that are more stringent than AQB and other related federal criteria. This is spelled out  
382 in AS 08.87.020 (a)(3)(A). Some states do have more stringent requirements in their statutes and  
383 regulations. To change this statute the board would need legislative sponsorship. There was  
384 brief discussion as to who would carry the water for this. Board member Bill Barnes noted that  
385 there was an appraiser in the legislature and although she cannot sponsor a bill that could be a  
386 conflict of interest she may be able to point the board members in the right direction for the next  
387 legislative session.

388  
389 The ASC had brought this up during the audit. It was mostly to point out and remind the board  
390 that when they are making regulations, they cannot make them more stringent than federal  
391 requirements. Board member Bill Barnes noted that almost anyone can get a reciprocity license  
392 in Alaska and they may have obtained their original license fraudulently. He believes anyone  
393 coming to Alaska through reciprocity should be required to prove they have performed  
394 appraisals to protect the public and the banking system from someone who does not have the  
395 experience that would otherwise be required. By removing the no more stringent than this would  
396 allow the board to be more stringent if they felt a need to be.

397  
398 **Agenda Item #13** **Draft Regulation for Continuing Education**

399  
400 The board had previously voted to add a section to the existing regulations allowing applications  
401 for continuing education that are already approved by AQB and IDECC to submit the  
402 application, fees and proof of AQB and/or IDECC certification to be approved. Those courses  
403 not approved by AQB or IDECC would still be required to provide all the items in 12 AAC  
404 70.200. The regulations subcommittee had drafted the language to amend the regulation. There  
405 was about to be a motion to approve the draft but some possible changes were brought to the  
406 boards attention by OLE Wiard. It was suggested to keep the requirements for the submission of  
407 the application and pay the required fees. Regulations Specialist Zinn recommended mirroring  
408 the language of other boards to keep language consistent across boards.

409  
410 **On a motion made by Bill Barnes, seconded by Ashlee Stetson, and passed unanimously by**  
411 **roll call vote, it was RESOLVED to APPROVE the changes to 12 AAC 70.200 adding sub-**  
412 **section (f) to allow courses and seminars approved by the AQB and/or IDECC to apply,**  
413 **pay the application fees and provide proof of AQB and IDECC certification to be approved**  
414 **by the board. This language could be modified by the regulations specialist as needed.**

415  
416 **Roll Call Vote:**

417

<b>Board Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Refrain</b>
Dave Derry	X		
Wendy Lawrence	Absent		
Bill Barnes	X		
Renee Piszczek	Absent		
Ashlee Stetson	X		

418

419 **Agenda Item #13 Application Deadline**

420

421 There is currently a regulation that requires applications be complete for 15 days before board  
422 review. This currently slows down the processing of applications. This regulation was not  
423 known by the chair or other board members.

424

425 **On a motion made by Ashlee Stetson, seconded by Bill Barnes, and passed unanimously by**  
426 **roll call vote, it was RESOLVED to APPROVE the repeal of 12 AAC 70.150.**

427

428 **Roll Call Vote:**

429

<b>Board Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Refrain</b>
Dave Derry	X		
Wendy Lawrence	Absent		
Bill Barnes	X		
Renee Piszczek	Absent		
Ashlee Stetson	X		

430

431

432 Chair Derry went back to the regulation change for 12 AAC 70.108(c) to change the wording,  
433 “in effect,” to applicable as of the date of appraisal. He stated USPAP applies to the date of  
434 appraisal not the effective appraisal date and there can be some confusion about that. This would  
435 be another amendment to the previously approved change.

436

437 **On a motion made by Bill Barnes, seconded by Bill Barnes, and passed unanimously by roll**  
438 **call vote, it was RESOLVED to APPROVE the amendment of 12 AAC 70.108 (a) and (b)**  
439 **after the word USPAP to be revised to, “applicable as of the date of appraisal,” and**  
440 **removing, “in effect at the time that the work experience was obtained.”**

441

442

443

444

445 **Roll Call Vote:**

446

<b>Board Member</b>	<b>Approve</b>	<b>Deny</b>	<b>Refrain</b>
Dave Derry	X		
Wendy Lawrence	Absent		
Bill Barnes	X		
Renee Piszczek	Absent		
Ashlee Stetson	X		

447

448 **Agenda Item #13 Online Continuing Education**

449

450 The ASC does not limit the number of online continuing education that a certified appraiser can  
451 take. The APR board has a regulation that allows half of the courses to be taken online and the  
452 other half are to be taken in person in a traditional classroom setting. This topic has been  
453 discussed by the board at least 2 times in the past and they have maintained the regulation  
454 allowing no more than half the continuing education to be completed online. The Alaska Chapter  
455 of the Appraisal Institute was also reported to be in favor of the regulation.

456

457 Board member Ashlee Stetson discussed Alaska’s unique geographic makeup as a possible  
458 reason to allow all required CE’s to be taken online. She stated distance learning in the state is  
459 becoming more popular why would the board want to limit opportunities for people in rural  
460 Alaska. Chair Derry stated that there seems to be enough opportunity for licensees to take in  
461 person classes as they are regularly offered in Fairbanks, Anchorage and SE Alaska. He stated  
462 there was not really an impediment to get to in person classes in Alaska and licensees were able  
463 to do this.

464

465 Chair Derry stated that being in a room with peers for a class is much more beneficial due to the  
466 exchange of information and knowledge. He stated that due to his limited office size the  
467 interchange with other professionals was extremely helpful. Board member Ashlee Stetson  
468 asked how many appraisers were residing off the road system and it was stated the majority  
469 resided in the Anchorage area. Board member Bill Barnes stated the interchange in a classroom  
470 setting with a teacher is much better and he personally despises online education. He stated  
471 people taking online courses don’t learn anything and just pass exams.

472

473 **On a motion made by Ashlee Stetson, that died on the floor it was proposed to table the**  
474 **discussion of 12 AAC 70.220(d), allowing a half of an appraisers continuing education**  
475 **courses to be taken online until the May 19, 2020 board meeting.**

476

477 It was stated this topic could be brought up again at another board meeting even though there  
478 was not a 2<sup>nd</sup> to the motion. OLE Wiard also informed the board that the Regulation Changes  
479 Questionnaire needed to be completed for each regulation the board just voted on. She informed  
480 the board that there were 7 forms. Chair Derry asked if they could be downloaded in On Board.

481 Regulations Specialist Zinn stated the board could appoint a member to complete them. Chair  
482 Derry recommended they all get divided up among the members and everyone get 1/3. The  
483 other board members concurred. Ms. Zinn stated before the regulations could go out for public  
484 comment she would need to meeting minutes and the Regulations Change Forms.

485

486 **Agenda Item #14**                      **Board Business**

487

488 The board discussed when they would have their next board meeting. Chair Derry stated the  
489 next meeting was scheduled for May 19, 2020. OLE Wiard did not have that information so she  
490 planned to schedule that meeting after the board meeting. The remaining board members set an  
491 additional, tentative meeting for September 22, 2020 in person in Anchorage. This date would  
492 be finalized with an e-mail to the other board members. OLE also stated she would see if travel  
493 could be approved. OLE Wiard also stated she would draft the task list and e-mail to the board  
494 members after the meeting. The meeting concluded.

495

496 Off Record: 3:08 PM

497

498 Respectfully Submitted,

499

500

501 Tracy Wiard  
502 Tracy Wiard, Licensing Examiner

August 4th, 2020  
Date

503

504 Wendy Lawrence  
505 Wendy Lawrence

August 4th, 2020  
Date

506