

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 MEETING HELD 11/1/2022

Date:	11/1/22
Time:	10:06 am
Location:	Zoom
Attending:	Board Members: Ashlee Stetson, Val Kudryn, Mae Hayes, Leon McKean Staff: Sara Sather, Patrick Kase, Sara Chambers Public: Scott DiBiasio, David Wright, Amanda Wright
Absent:	None

**1. November 1, 2022 Agenda**

Brief Discussion:	The Board has reviewed the agenda and motioned to approve as written.	
Motion:	On a motion duly made by Mr. Kudryn, second by Mae Hayes, it was RESOLVED to approve the meeting agenda for November 1, 2022 as written.	
Recorded Votes:	Ashlee Stetson - Y	
	Valery (Val) Kudryn - Y	
	William (Leon) McKean - Y	
	Mae Hayes - Y	
Action Items:	Meeting continues with agenda as written.	

**2. Ethics Report and Continuing Education**

Brief Discussion:	Board Members stated that they do not have any ethics disclosures at this time.
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	Board Member Mae Hayes is requesting continuing education hours for Board Meeting.	
	No public members requesting continuing education hours.	
Motion:	No motion needed for this agenda item.	
Recorded Votes:	Ashlee Stetson -	
	Valery (Val) Kudryn -	
	William (Leon) McKean -	
	Mae Hayes -	
Action Items:	Staff will email Board Member Mae Hayes continuing education statement.	
<b>3. Review August 9, 2022 Meeting Minutes</b>		
Brief Discussion:	Board Members do not have any requested changes to prior meeting minutes.	
	August 9, 2022 Meeting Minutes approved as written.	
Motion:	On a motion made duly by Mae Hayes, second by Val Kudryn, it was RESOLVED to approve the August 9, 2022 meeting minutes as written.	
Recorded Votes:	Ashlee Stetson - Y	
	Valery (Val) Kudryn - Y	
	William (Leon) McKean - Y	
	Mae Hayes - Y	
Action Items:	Staff will forward meeting minutes to Chair Stetson for signature.	
<b>4. Public Comment</b>		

Brief Discussion:	Scott DiBiasio with Appraisal Institute is observing at this point. No public comment.	
	David Wright (Licensee) speaking for himself and his wife, Amanda Wright, asked for clarification on pg 4 #7 within the Residential application to provide a copy of successful completion of the national exam. He expressed as he understands the applicant has to have education and experience hours verified by the Board prior to taking the nation exam. He asked for clarification, are they to submit the application minus the national exam results and then be notified if approved to take the exam. Mr. Kudryn and Ms. Sather provided verification that, yes, the application is submitted minus the exam for Board review and then upon Board approval of their review the exam approval will be issued. Licensure is issued after Board approval and successful exam completion.	
	Amanda Wright (Licensee) no public comment.	
	No other public present via zoom, phone, or in person.	
Motion:	No motion necessary for this agenda item.	
Recorded Votes:	Ashlee Stetson -	
	Valery (Val) Kudryn -	
	William (Leon) McKean -	
	Mae Hayes -	
Action Items:	Public comment attendance and notation of no oral comment received for the publicly noticed regulation project will be provided to the regulation specialist.	
<b>5. Investigative Report</b>		
Brief Discussion:	Mr. Kase presented the Investigation Report for dates between 7/27/22 – 10/25/22. There are 5 open cases and 4 closures. No Board questions regarding the report.	
	Mr. Kase presented Board Order 2019-001261. The Board motioned to move into executive session at 10:25 am.	
Motion:	I, Valery Kudryn, move that the Alaska State Board of Certified Real Estate Appraisers enter into executive session in accordance with AS 44.62.310(c)(2) and (3), and Alaska Constitutional Right to Privacy Provisions, for the purpose of discussing the Board matter under case number 2019-001261. Second by Leon McKean.	

	At 10:42 on a motion duly made by Mr. Kudryn, second by Leon McKean, it was RESOLVED to end executive session and return to the record.	
	On a motion duly made by Mr. Kudryn, second by Leon McKean, it was RESOLVED after review of the information available to proceed with the order of revocation by default in the case of number 2019-001261 in relation to Dekay Bayliffe.	
Recorded Votes:	Ashlee Stetson - Y	
	Valery (Val) Kudryn - Y	
	William (Leon) McKean - Y	
	Mae Hayes - Y	
Action Items:	Chair Stetson will sign the needed forms. Staff will provide signed forms to Investigations.	
	Investigations will proceed with documenting the case as necessary.	

<b>6. Review of ASC Off Site Assessment Observations</b>	
Brief Discussion:	Ms. Stetson provided an introduction that statute changes are very different than how the Board has proceeded with regulation (code) changes. This current Board has not worked through a statute change process to date. This current Board has worked through regulation changes.
	<p>The 10/12/22 letters from Clair Brooks were reviewed.</p> <p>Appraiser Program:          -States are required to track all temporary practice permits using a permit log which includes the name of the applicant, date application received, date completed application received, date of issuance and date of expiration, if any. The State's tracking log did not include the date the application was received and the date the application met all the requirements.</p> <p>Appraisal Management Companies (AMC):          -States are required to enforce and document ownership limitations for State-Registered AMCs consistent with the AMC Rule. The Amc Rule requires the state to determine if the AMC has an owner, in whole or in part, directly or indirectly, who had an appraiser credential refused, denied, cancelled, surrendered in lieu of revocation, or revoked in any Sate for substantive cause. The State's AMC application instructs the applicant to determine substantive cause.</p> <p>-States are required to define a federal regulation AMC consistent with the AMC Rule. AMC Statute 08.08.160(B) incorrectly includes the Consumer Financial Protection Bureau, the</p>

	<p>Federal Housing Finance Agency and the National Credit Union Administration in the definition of federally regulated AMCs.</p>	
	<p>Chair Stetson asked Ms. Sather for clarification in regards to the error within the tracking procedures for the Temporary Practice Log (Courtesy Licenses). Ms. Sather explained that our database currently allows for entering the date received, date effective/issued, and date of expiration. Within the checklist, that is attached to each application, these dates are tracked in addition to the date each required item is received and therefore when the application is considered complete. During the ASC review staff did offer to go into each record to obtain the date the application was considered complete to provide to the ASC, however, ASC stated they did not need that information at that time. They are looking for an easy to access log that shows this information readily for all courtesy licenses. In response to this staff have taken it upon themselves to keep a separate spreadsheet that includes all required dates. At this time adding that additional date of considered complete within our program is unknown. When this workaround of using a separate spreadsheet tracking this required data was shared with ASC it was noted that this would suffice.</p> <p>The Board discussed if any formal acknowledgement needs to come from the Board regarding this additional process staff are taking. Ms. Sather shared that through her supervisors ASC is not looking for a formal letter of response in regards to the Off Site Visits, as they are considered informal, and do not require formal Board response. The formal On Site Visits would require response, which Alaska's On Site Visit should be in 2024. Chair Stetson requested that specific notation of this separate tracking log be clearly noted in meeting minutes to confirm that the ASC requirement has been addressed.</p>	
	<p>Annual Federal Registration Application Form #3. The recommendation is to remove the last part of the question "...for substantive cause, as determined by the State, and the credential has not been reinstated." The process would then be to ask for the documentation if the applicant answers yes within the professional fitness questions and for the Board/Program to determine substantive cause and verify and document that the license has been reinstated.</p> <p>Chair Stetson requested verification that application changes can be made through a process. Ms. Sather confirmed that with renewals coming up in June of 2023 it is standard practice to review applications and any changes the Board would like to be made from the ASC observations can be made during that time.</p>	
<p>Motion:</p>	<p>No motion necessary for this agenda item.</p>	
<p>Recorded Votes:</p>	<p>Ashlee Stetson -</p>	
	<p>Valery (Val) Kudryn -</p>	
	<p>William (Leon) McKean -</p>	

	Mae Hayes -	
Action Items:	Review and conversation to continue through later agenda item.	
<b>7. Statute Change Process &amp; Division Update</b>		
Brief Discussion:	<p>Director Chambers provided a review of the Division Update for the FY22 End of Year Report.</p> <p>Revenue is down from last year and explained this is to be expected as this is not a renewal year.</p> <p>Director Chambers explained the new line item General Fund Received. Starting in 2021 in response to COVID the Governor proposed to fund licensing needs through General Fund instead of through fee increases.</p> <p>The total revenue and expenditures were reviewed.</p> <p>It was explained that licensing expenditures are up and it was discussed this is partly due to hiring dedicated staff to the Board of Real Estate Appraisers. It was noted, regulation and legal support are also within this category.</p> <p>Chair Stetson shared that the addition of Sara Sather to our team has been a huge blessing, she is an absolute asset to the Division and Board and it has been a wonderful transition. Indirect expenditures were also reviewed to include the division, department, and state level indirect.</p> <p>No Board Member questions after this overview.</p> <p>Total expenditures were reviewed. At \$182,793 this puts the program at a \$130,856 surplus. It was explained there was a deficit for the year with rollover from the previous year. Director Chambers stated a fee analysis is recommended at this time. Director Chambers explained a fee analysis is a discussion with the Board and a public notice process, however, ultimately the decision comes from the Director.</p> <p>Mr. Kudryn shared that license numbers have been increasing. As the Board has had a recent fee reduction, he suggested it might be wise to see how the next renewal period goes before making fee adjustments.</p>	
	<p>Director Chambers provided a review of the statute change process.</p> <p>Generally speaking, when a Board believes they need to have a statute change the Board is to discuss those changes and place a motion on the record that says we support these following statute changes. In companion to that, the Board is to also make a motion to nominate a member who will lead this process and be available for questions and discussions without having to reconvene the Board. Director Chambers explained this role is for them to be a representative of the Board as a spokesperson. This may also require</p>	

legislative testimony. If a Bill is introduced, it is the expectation that one or more Board Members will call in and testify as special technical experts of the profession are often needed. It is possible to have one person identified as the spokesperson and other members testify.

Then the next step is to seek a sponsor. If it is early enough in the year, which is not the case with this ASC observation falling later in the year, but if it is early enough in the year the Board could make a case to request the Division to include it within their recommendations for the Governor's Bill. With it being November, the Board will need to go forward to identify a potential sponsor. If the Board has a licensee who is a sitting legislator, it might be a conversation to reach out to them initially. Other legislators are options to speak with to see if they are willing to sponsor a bill as well. A state association is another option to speak with. Lastly, even though it is too late for a recommendation on the Governor's Bill, it has been done in the past, due to the Federal Government oversight and their requirements the Director and Division are sometimes able to become more vocal to express that this is not a wish, it is a requirement from the Federal Government to get this done.

If a legislator is willing to sponsor Leg Legal drafts the changes and communicates with the Board.

Legislation is scheduled to begin session in mid January and is a two year term, so if the Bill does not pass this spring it would be alive for two years.

Chair Stetson requested clarification that the Board does not need to go through Department of Law as they do with regulation changes. Director Chambers stated that the Board's attorney can assist, however, Leg Legal typically does the majority of the work.

No additional Board member questions.

Chair Stetson spoke to her commitment to this project, however, her term ends in March and therefore she would recommend that nominating another Board Member as the point person may be best.

Director Chambers did share an additional thought for the Board to contemplate their current configuration and if it is best serving the industry and conducive to Board Members having enough time to complete the requirements of their position roles. The Board currently has one person per role and would it be beneficial for the Board to be larger and have more seats available to smooth out the workload for application and investigative reviews. She expressed, if you are seeking legislative changes this might be a time to add this additional item if it is something the Board would like to see.

Ms. Hayes spoke to her interest in this concern. She would be in favor of adding more Residential and General seats. Additionally, Ms. Hayes expressed she would be in favor of discussing additional seat types such as an Assessor or Broker. Ms. Hayes shared that during the AARO Conferences she was very intrigued to hear about the different structures various states have and how this has benefited their Boards.

	Ms. Stetson also spoke to her interest in taking a look into Board seats as the Board has seen challenges with the current seats they have filled and the seat vacancies.
Motion:	No motion necessary for this agenda item.
Recorded Votes:	Ashlee Stetson -
	Valery (Val) Kudryn -
	William (Leon) McKean -
	Mae Hayes -
Action Items:	Discussion to continue in later agenda items.
	11:48 the Board is off record for Lunch break. Leon McKean asked for the Board's permission to be absent until about 1. Granted as the Board is scheduled to be in discussion during that time.
	12:30 back on record with Ashlee Stetson, Val Kudryn, Mae Hayes present. Absent – Leon McKean
<b>8. Continued Review of ASC Off Site Assessment Observations &amp; Discussion Regarding Next Steps with Statute/Regulation Amendments(s)</b>	
Brief Discussion:	<p>Brief recap of this morning's initial review of ASC Off Site Assessment Observations.</p> <p>Continued review of ASC listed requirements:</p> <p>Sec.08.87.155 (a)(2) and (b) legislative change to strike statute sections followed by amendment to applications. ASC states this cannot be required of a Federally Regulated AMC. The Board is in agreement to strike these sections as it is stated as a requirement from the Federal Government.</p> <p>Sec.08.87.160 legislative change to strike additional license controllers. The recommendation is for the Alaska Legislature to limit this to just the three agencies ASC has noted and remove "Consumer Financial Protection Bureau" and "Federal Housing Finance Agency." The Board is in agreement to strike these sections as it is stated as a requirement from the Federal Government.</p> <p>Sec.08.87.900 legislative change to align definition with ASC's definition. The recommendation is for the Alaska Legislature to amend the definition of "appraiser panel"</p>



to align with the AMC Rule definition. The Board is in agreement to amend this section as it is stated as a requirement from the Federal Government.

The Board moved to review the ASC recommendations:

Licensed and Certified Residential License Types – ASC findings showed that at this time Alaska’s statute and regulation do not include a Licensed Residential Credential. This may be something to look at moving forward as an alternative path to licenser for those who do not have a college degree considering the barriers to entry and the shortage within the industry.

The Board discussed if this was something that PAREA would address. The Board discussed the cap of what you can appraise within this license type and the concern that this could potentially be an additional barrier to Alaskan licensees due to the property types within the state.

Ms. Hayes spoke to the AARO conference highlighting the large concern the profession is seeing with a shortage of appraisers and the importance of supporting entry to the profession.

Mr. Kudryn requested additional time to more thoroughly go through the statute/regulations and AQB criteria before proceeding with discussion to add a license type to ensure that all aspects and restrictions are understood to ensure this would be a good fit for Alaska.

Chair Stetson agreed that adding a license type will require great thought and attention. Chair Stetson also spoke to advocating for the Board to not take on too many projects at once and potentially miss something within the heavy workload that would bring. The Board agreed to group these suggestions into what needs to or can be addressed now and which items will be tabled for later to ensure they receive the attention they require. The Board is in agreement to discuss this license type at a later time.

Sec.08.87.100 legislative change to update transaction value. Recommendation to change statute to updated values from \$250,000 to \$400,00.

Mr. Kudryn spoke to discrepancy in Alaska verbiage not matching AQB criteria as it mentions commercial and to change to match AQB criteria verbatim.

Board agrees to table this at this time for additional research into verbiage and prior Board intent.

Sec.08.87.135 legislative change to update ownership verbiage in statue and applications to follow as well as strike substantive cause.

The recommendation is to update verbiage to align with the AMC Rule, which uses “more than 10 percent” whereas Alaska uses “at least 10 percent.” The Board is in agreement to align with AMC Rule in using their verbiage of “more than 10 percent.”

As required by AMC Policy Statement 8.2.D.2.A the state must determine substantive cause, not the applicant. It is suggested to strike the end of this statement. The Board requested if Ms. Sather can request clarification as to how the statement would be reworded. The Board reviewed email notes from ASC and Ms. Saviers which stated “The recommendation is to remove the last part of the question – ‘for substantive cause, as determined by the State, and the credential has not been reinstated’ – correct? Yes, that

would be best. Then the process would be to ask for the documentation if the applicant answers yes and for the Board/Program to determine if the discipline was for substantive cause and verify and document that the license has been reinstated.” Ms. Sather spoke to ASC stating it is the State and or Board’s responsibility to determine substantive cause and not the applicant. Discussion was held that ASC verbiage can be put in place of Alaska verbiage. Mr. Kudryn spoke to Alaska including probation which is not within their verbiage. Chair Stetson spoke to keeping probation. The Board is in agreement to proceed with suggested edits.

Sec.08.87.900 legislative change to strike unnecessary section within the Definitions. It is recommended to remove “administration of an appraiser panel” as this is not a service but a requirement of AMCs. The Board discussed rephrasing this to meet AMC Rule or to strike that section. Mr. Kudryn spoke to meeting the AMC Rule by switching B to A, C to B, leave D as is, and switch A to C (which is their #3) “managing the process of having an appraisal performed.” The Board spoke to the intent of the requirement is the same, it is the current wording that does not align. The Board is in agreement to these revisions.

12 AAC 70.108(a) recommended to update verbiage of “cumulative” instead of “continuously” as AQB provides a definition for cumulative. The Board is in agreement to update Alaska verbiage.

12 AAC 70.935 The Board is in agreement to correct the form to say “In addition” as ASC recommends. The Board would like to table the review of the current requirement of 3 years of good standing within that state prior to becoming a supervisor, in regards to ASC sharing that Alaska exceeds criteria by requiring good standing for three years.

AMC Annual Federal Registration Form question #4 suggests striking the end of the question as the State/Board determines substantive cause and not the applicant. The Board discussed the relation to statute, however, the appropriateness to update the form. It was disclosed that owners of 10% or more are disclosed in separate parts of the application. Concerns were discussed when moral character and prior legal actions are not disclosed. The Board expressed there needs to be an opportunity for the applicant to disclose this information if it pertains to them. The Board discussed removing question #4 in entirety and replacing with professional fitness questions. The Board is in agreement to table this form to allow for due diligence.

The Board has also agreed to table the review and discussion of the additional suggested form edits at this time, due to time restrictions.

12 AAC 70.108 regulation change to add verbiage for clarity and strike verbiage to align with AMC Rule.

The Board is in agreement to add “All” at the beginning to add more clarity as well as to strike probation to follow the AMC Rule. Mr. Kudryn spoke to the Board taking action to be in line with the AMC Rule in other areas, so it would be appropriate to continue to follow the AMC Rule verbiage within this section as well. Chair Stetson and Mr. McKean spoke to agreement with this as well.


**Motion:** On a motion duly made by Leon McKean, second by Val Kudryn, it was RESOLVED to have the record show the Alaska Board of Real Estate Appraisers has intent to move forward with the required and suggested statute changes from the Appraisal Subcommittee Off Site Assessment with Mae Hayes as the point person with regard to statute changes.

<b>Recorded Votes:</b>	Ashlee Stetson - Y	
	Valery (Val) Kudryn - Y	
	William (Leon) McKean - Y	
	Mae Hayes - Y	

**Action Items:**

- Staff will update Director Chambers of the Board’s intent regarding statute changes.
- Mae Hayes will continue with the Board’s intent in regards to lobbying for the statute changes.

**9. Review Public Comment & Next Steps**

**Brief Discussion:**

Board review of public comments provided in written form for the online education regulation project and courtesy licenses amendments that were publicly noticed. No oral comments were received during the public comment period this morning.

Chair Stetson spoke to the Board receiving numerous letters for support of the proposed education regulation changes. There have also been some letters of opposition and reconsideration received. The Appraisal Institute Alaska Chapter letter was reviewed.

Chair Stetson asked if Board Members had any edits or changes they would like to address after reviewing the received public comments. Mr. Kudryn suggested reviewing the suggested edits from the Department of Law.

The Board is in agreement to adopt the suggested Department of Law edit for leaving “education” out in 12 AAC70.215(c) to match 12 AAC 70.990(13) to read as “synchronous and asynchronous” instead of “asynchrony education or synchronous education.” The Board is in agreement to adopt the suggested Department of Law edit to change the word “includes” to “means” within 12 AAC 70.990(13). The Board agrees that there is not a current need to add a definition for synchronous and asynchronous as these are understood in layman’s terms.

Mr. Kudryn expressed appreciation for all responses the public made, as it aids in the Board making decisions for the public good and the profession as a whole. The expressed pros for online education include; cost reduction, the quality of technology has improved, courses still facilitate interaction with instructors as you can communicate electronically and are not just reading a book, online courses will still be reviewed and approved by the Board which will still allow control for the quality of online courses, online courses are approved by AQB and IDECC to again ensure quality of education, approving online courses puts Alaska in line with other states as from his research there are only 6 that are not accepting online education, online education provides a lot more flexibility on the individual instead of the state deciding for the individual how the course needs to be taken which will support individual learning styles. The cons discussed include; recognizing the comments that online education may not provide enough peer to peer or anecdotal conversations. It was discussed that with providing various course platforms people can still choose to take in person courses.

Mr. Kudryn expressed he feels the Board should still proceed with approving the proposed regulations and sees that this will improve the profession for the majority.

Ms. Hayes spoke to agreeing with this. She recognizes that people have different preferred ways to learn as well as the cost restrictions of being able to afford to go out of state to take a course.

Mr. Kudryn added that classes are not the only place applicants/licensees interact in person. He personally stated, even with the change to allow for online education he would still attend an in person class if it was offered locally and likes traveling when he can.

Ms. Hayes spoke to needing more appraisers within the profession. Making education available for all is an import part of addressing this need.

Chair Stetson spoke to Alaska being geographically unique and how limiting it can be for applicants/licensees with our remote communities and distance from the lower 48 to travel for courses. Furthermore, she spoke to us living in a time where an entire degree can be earned online without traveling. In regards to the received written concerns of attendance for online courses, she spoke to clarify that verification of attendance is something the Board is able to look at when reviewing a course, so she does not feel this is an area of large concern as the Board and AQB/IDECC have procedures in place to ensure attendance is monitored.

Mr. McKean spoke to the barrier to entry that is created by education and the distance Alaskan's face. He shared he sees this as an economic barrier and asked, do we want to create this as a barrier to entry for a profession? He went on to share that we can conduct business electronically, so why would we not allow for education to continue online. If you want to grow this population of appraisers some of the barriers to entry may not be realistic.

<p>Motion:</p>	<p>On a motion duly made by Val Kudryn, second by Mae Hayes, it was RESOVLED to proceed with the publicly noticed regulations as amended.</p> <p>In considering public comments received and cost to private persons, I move to adopt the proposed regulation changes dealing with 12 AAC 70.140 (f), 12 AAC 70.210(e), 12 AAC 70.215(c)(3) as amended removing education after asynchrony and synchrony, 12 AAC 70.220 (d), 12 AAC 70.920 (b), 12 AAC 70.920(e) and 12 AAC 70.990(13) as amended switching the word "includes" with "means", as proposed and amended.</p>
<p>Recorded Votes:</p>	<p>Ashlee Stetson - Y</p>
	<p>Valery (Val) Kudryn - Y</p>
	<p>William (Leon) McKean - Y</p>
	<p>Mae Hayes - Y</p>
<p>Action Items:</p>	<p>Staff will provide forms for Chair Stetson's signature and return to the office.</p> <p>Staff will provide the edits and signatures to the regulation specialist to review and forward to the Department of Law for next steps.</p>
<p><b>10. PAREA Regulation Project</b></p>	
<p>Brief Discussion:</p>	<p>The Board acknowledged and thanked Mr. DiBiasio for the suggested edits he has provided for discussion. Mr. DiBiasio shared that these are simply suggestions as was discussed during the last meeting. He is not an expert nor is he pushing a thought on the Board.</p> <p>Mr. Kudryn spoke to concerns he is hearing about geographic competency not entirely being achieved through PAREA. He spoke to some clients requiring a minimum of 2 years of geographic competency before an appraiser is able to join and this would potentially be a barrier for new licensees. He also spoke to the very unique property types within Alaska and new licensees not being able to gain experience with this through PAREA.</p> <p>Mr. Kudryn suggested an idea of accepting PAREA Residential at 75% and require 25% with a supervisor in Alaska, which would require about 375 hours and 50 reports before being certified. Or 100% acceptance if mentor was geographically competent in Alaska.</p> <p>Ms. Hayes invited Mr. DiBiasio to address Mr. Kudryn's comments. Mr. DiBiasio spoke to the proposed being no different to the traditional supervisor model. If someone receives all experience in Fairbanks and were to take an assignment in Anchorage or Juneau they would have to become geographically competent in that area. He stated "PAREA teaches you to know when you are competent to complete an assignment and how to make yourself competent if you are not." Additionally, he spoke to someone coming in with a reciprocal license and they will need to determine if they are competent for that assignment, make themselves competent, or remove themselves from the assignment.</p>

Speaking to accepting PAREA at 75% Mr. DiBiasio expressed this does not solve the current problem with the difficulty of finding a supervisor. They still would need to find a supervisor for 25% of required hours. Additionally, he shared there are only two states, CA and KS, that have indicated they will not accept PAREA at 100% and are reconsidering their decisions.

Ms. Hayes spoke to hearing that PA has done something similar with changing their requirements for accepting PAREA at 100%.

Ms. Hayes spoke to a practicum in Mississippi that she was hearing about while at the AARO Conference. She stated it appears the State Board could go through the Appraisal Subcommittee to receive a grant to purchase a license from Mississippi and alter the program to fit Alaska. She was curious if Mr. DiBiasio could speak to this. Mr. DiBiasio stated the MPAT course is fundamentally very different from PAREA. PAREA is a technology based program and the MPAT is a practicum course. It was discussed that the applicants within the program have not passed the national exam to date, as they are still working on the assignments. Ms. Hayes spoke to wondering if this is something that would benefit Alaska's unique geographical area as well as PAREA. There was discussion as to how MPAT was developed (with the Board developing the program and then having to review the applicants for the program they created). Ms. Hayes spoke to the idea of Alaska purchasing a license from Mississippi so they would not be in the same situation of Alaska approving licenses for a course they created.

Mr. Kudryn asked for verification that PAREA will produce 3 compliant reports, will they all be the same, and what would the work products be like? Mr. DiBiasio shared that the AQB has a requirement of a minimum of 3 USPAP compliant reports. For Appraisal Institute, these will be on a variety of property types. The property types may be different person to person. Within the Appraisal Institute's program they will have completed all or part of 30 appraisal reports before receiving certificate of completion. Some modules they may complete highest and best use, next module may be just sales comparison or income approach. Ultimately they will complete at least 3 complete USPAP compliant reports that will be reviewed by reviewers. If there are any discrepancies they will not be issued the certificate of completion.

Ms. Hayes asked how easy it will be to attract mentors. Mr. DiBiasio stated for Appraisal Institute (AI) the request has already been sent out and there have been many members interested. He spoke how it will be different then the supervisor relationship as the mentor will not be taking responsibility of the report as these are simulated assignments. The supervisor does not need to sign on right hand side of report, there is no liability, the time commitment is less, and AI will compensate their mentors. It will be a requirement to be an AI designated member, go through a mentor program, they themselves will be supervised as they won't be employees but they will be a reporting structure to ensure they are successfully completing their responsibilities. He is also seeing that some members are looking at retirement and to becoming a mentor as the next steps to share their knowledge and continue to make some income. It was shared that AI is speaking to September of 2023 as their release date. AI is dedicated to not necessarily being the first

	<p>PAREA program released but are dedicated to being one of the best, so they are wanting to give the due diligence to the development of the program.</p> <p>Mr. Kudryn spoke to understanding needing to become geographically competent in assignments and the other safeguards the state has in place to monitor this. Mr. Kudryn expressed that he does really like that this will create uniform knowledge and skills for each individual to learn how to be capable of becoming geographical competency. He recognizes the similarities with the previous conversation today with education moving to online and recognizes the large change. Mr. Kudryn expressed that he does see how this is a logical next steps.</p> <p>Mr. DiBiasio spoke to the work products still being able to be reviewed and encourages Board members to continue to review the work products completed within PAREA much as they do know with work product completed through the traditional supervisor model.</p> <p>Chair Stetson spoke to the Board wanting to support Alaska with being on the cutting edge of the profession.</p> <p>The Board formally made a commitment on record stating that they intend to continue to move forward with adopting PAREA and taking on a regulation project.</p>
Motion:	No motion required for this agenda item.
Recorded Votes:	Ashlee Stetson -
	Valery (Val) Kudryn -
	William (Leon) McKean -
	Mae Hayes -
Action Items:	<p>PAREA will continue to be on the agenda for the next meeting.</p> <p>Board members will continue to review and draft proposed regulation edits.</p>

<b>11. AARO Conference Summary</b>	
Brief Discussion:	Chair Stetson opened the discussion to items Ms. Sather and Ms. Hayes wanted to review from the AARO Conference.

Ms. Sather shared she spoke with some education providers in regards to what attracts them to apply with various states. The answer received was not an explanation of what, but a response that they were very interested in submitting applications to provide courses within our state. The education providers did come back the next day stating they were unable to proceed because of the fee. Within the state of Alaska our education application fee is \$400. They shared states they apply to in the lower 48 are anywhere from \$10 – \$100. Additionally, these education providers shared they could have 4 or 5 courses ready within a month if they were able to apply. Ms. Sather spoke to not knowing the background of the higher course application fee. With the recommendation of a fee analysis discussed earlier during the Division Update it might be of interest to review the cost of education course application fees to encourage additional education providers to apply within the state and provide additional options to our licensees. Board Members spoke to an interest in conducting a fee analysis and considering the cost of education course application fees.

Ms. Sather shared the Appraisal Subcommittee presented and one of the items they will be looking for is when work products are being reviewed that the reasoning is clearly documented as to why it was or was not approved. We do not currently have a checklist for when work products are reviewed. We have been taking communication from Board Members that it does or doesn't meet USPAP. It was suggested to create a checklist so that it is very clearly and formally documented that the work products were reviewed, as the Board does put in great time while reviewing. Mr. Kudryn spoke to using a field report currently used and adopting it to be a checklist for this purpose. Ms. Hayes volunteered to take on the project to create a checklist. Ms. Hayes asked about sharing her draft for other members to review. Ms. Sather suggested the draft come to her which can then be put on OnBoard for review.

Ms. Sather spoke to other states referencing the AQB Criteria within regulations instead of explicitly listing out x y and z criteria. This intrigued staff's attention as it would potentially save a lot of time. For example, the education regulations we have been working on might not have been necessary if regulations were written to accept AQB criteria as we would not have had to redefine education.

In addition to this, some states are automatically accepting education courses if they have CAP and IDECC approvals. AQB has positions dedicated to reviewing courses for the criteria. As our regulations are written the Board still requires Board review of courses whether they have CAP and IDECC approval or not.

Chair Stetson requested that these be on the next meeting agenda for continued discussion. She sees the benefit of saving time and efforts if items are already being independently reviewed. This will maximize time together, provide more efficiency, follow in lines with the Board's intent, and the Governor's current Order.

Ms. Hayes asked for the Board's permission to look into the Mississippi MPAT program. She would like to talk to them about what their fees would be for licensing in Alaska and what requirements would look like. Chair Stetson spoke to the benefits of the Board learning about other programs that are out there and having Ms. Hayes present her findings to the Board. The Board agreed that Ms. Hayes fact gathering would not be a



conflict or an ethical concern. The Board continues to prioritize supporting entry into the profession.

Ms. Hayes spoke to formally requesting Chair Stetson to continue her position as Chair. Ms. Hayes spoke to the wealth of knowledge and skills Chair Stetson brings to the Board. If Ms. Hayes did not step into the Chair position it would allow her to work on some projects she would like to address and feels she would be unable to work on if in the Chair position.

Ms. Hayes spoke to adding additional seats to the Board. To have multiple Residential, General, and Lender seats. Ms. Hayes also suggested to consider adding additional seat types, such as other states who have Brokers, Assessors, and Investigators. The workload that each current seat holds was also discussed. The limited seats currently requires each person to hold large workloads. The impact this has on licensees and applicants was discussed. The Board is in agreement that this is a topic they would like to continue to discuss and remedy.

Ms. Hayes would like to discuss a disciplinary matrix as well as accepting out of state and mass appraisal experience within the next meeting, due to time limitations within today's meeting. Through the AARO Conference Ms. Hayes had discussions with other states and they are accepting out of state experience and mass appraisal experience.

Ms. Hayes spoke to the numerous topics within the AARO Conference regarding "Ghosting" where appraisers are not completing assignments and/or not communicating with their lenders/clients. She spoke to the presented call for the Boards to stop ignoring these by saying there is nothing we can do. Through AARO presenters it was stated to lean on the Ethics Rule in USPAP to enforce professionalism. Ms. Hayes clarified; she is not speaking about a few days late but to gross unprofessionalism. Ms. Hayes continued to share the Consumer Protection Agency has now created a department for the number of complaints they are receiving regarding appraisers abandoning their commitments and home buyers losing their rate locks or even houses due to this unprofessional behavior. The Board discussed they do not think we have a lot of terrible people, but it comes to the shortage of appraisers which results in a large workload and appraisers being overwhelmed. It was also discussed that Alaska is a challenging place for appraisals due to the diversity and location and assignment types.

Ms. Hayes spoke to the topic being shared at AARO that the Federal Government is watching and if States do not take this more seriously they are looking at the potential of taking over the regulation of this profession.

Chair Stetson spoke to the importance of clearly reviewing the Ethics Rule to understand how clear it is in disciplining this. Ms. Hayes asked how does the Board go about notifying staff these are complaints they would like to review.

Chair Stetson suggested drafting a memorandum to the Investigators informing them of the Board's interest to review these complaints.

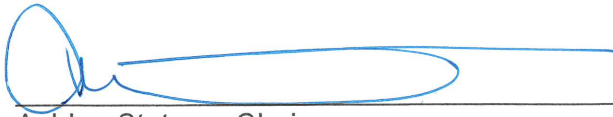
It was discussed that there might not be current known disciplinary procedures, however, licensees should be informed that this is a concern and something that the Board is going to start taking a closer look at enforcing.

Ms. Sather stated she can reach out to the Investigation Division to inquire about their

	process with these types of complaints. In regards to a letter to licensees, it would need to be a letter the Board drafts and approves to send out.
Motion:	No motion necessary for this agenda item.
Recorded Votes:	Ashlee Stetson -
	Valery (Val) Kudryn -
	William (Leon) McKean -
	Mae Hayes -
Action Items:	Requested items will be added to the next meeting agenda.
	Staff will inquire with Investigations on current procedures regarding "Ghosting" complaints.
<b>12. Board Business</b>	
Brief Discussion:	<p>Ms. Sather asked if the Board would be interested in starting a ListServ, which is basically a newsletter that can be pushed out if there are any important notifications to licensees. This is voluntary for licensees to sign up for.</p> <p>The Board expressed interest in starting this up and the importance of keeping licensees informed.</p> <p>Mr. Kudryn clarified, in regards to creating the work product checklist, the form he was referencing was F2000 and would suggest changing incomplete/complete to something with rating such as strong/poor/ acceptable/unacceptable.</p> <p>Additionally, Mr. Kudryn stated he is for adding more members to the Board, but would urge the Board to consider how adding additional seat types might skew any votes if they do not have appraiser understanding. Maybe to consider more licensee seats.</p>
Motion:	On a motion duly made by Mae Hayes, second by Val Kudryn, it was RESOVLED to include the State of Alaska Board of Real Estate Appraisers in the ListServ program that goes out to the public.

Recorded Votes:	Ashlee Stetson - Y
	Valery (Val) Kudryn - Y
	William (Leon) McKean - Y
	Mae Hayes - Y
Action Items:	Staff will initiate establishing a ListServ for the Board of Real Estate Appraisers.
<b>13. Adjourn</b>	
Brief Discussion:	No additional business to discuss at this time.
Motion:	On a motion duly made by Val Kudryn, seconded by Leon McKean, it was RESOLVED to adjourn.
Recorded Votes:	Ashlee Stetson - Y
	Valery (Val) Kudryn - Y
	William (Leon) McKean - Y
	Mae Hayes - Y
Action Items:	Meeting adjourns at 3:58 pm

Next Meeting:	February 7, 2023 10 am via Zoom
Adjournment:	11/1/22 at 3:58 pm



Ashlee Stetson, Chair

2/7/23  
Date