

STATE OF ALASKA BOARD OF CERTIFIED REAL ESTATE APPRAISERS BOARD MEETING

APPROVED MINUTES OF MAY 20, 2025, BOARD MEETING

DEPARTMENT OF COMMERCE, COMMUNITY, AND ECONOMIC DEVELOPMENT
DIVISION OF CORPORATIONS, BUSINESS AND PROFESSIONAL LICENSING

BY AUTHORITY OF AS 08.01.070(2), AND IN COMPLIANCE WITH THE PROVISIONS OF AS 44.62, ARTICLE 6, A SCHEDULED

Date:	5/20/25
Time:	10:04 am Meeting was called to order
Location:	Zoom https://us02web.zoom.us/j/83015427477?pwd=RklEaGEva1JNRXpLVHFEB2xOWGZPZz09
Attending:	Board Members: Mae Hayes, Chairperson, Jennifer Buswell, Public Member Seat, and Leon McKean, Mortgage Banking Executive Seat (Quorum). Staff: Lorina Rogers, Alaska Board of Real Estate Appraisers Licensing Examiner 3, Nancy Harris, Executive Administrator Real Estate Commission, Melissa Dumas, Administrative Operations Manager, Chace Evans, CED Investigator 3, and Stefanie Davis, CED Regulations Specialist 2. Public: Anita Algiene, Applicant, Francesca Tracey, The Continuing Education Shop, and Iphone 185, Unidentified.
Absent:	

1. Call to Order/Roll Call		
Brief Discussion:	The Board Meeting was called to order at 10:05 am with Mae Hayes, Jennifer Buswell, and Leon McKean present.	
	No ethics were reported.	
	Ms. Hayes requested CE hours for meeting attendance.	
Motion:	No formal motion was made at this time.	
Recorded Votes:	Mae Hayes - Present	
	Jenny Buswell - Present	
	William (Leon) McKean - Present	
Action Items:	Meeting to proceed as drafted in the agenda.	
	Ms. Rogers will email CE participation request to Mae Hayes.	
	The Board took a 10 min break. Board back from break at 10:15 a.m. Roll call. All present.	

2. Public Comment	
Brief Discussion:	Anita Alaine spoke regarding the status of her application. Ms. Hayes apologized to Ms. Alaine regarding the delay. Ms. Hayes stated a status letter will be forwarded to Ms. Alaine.
Action Items:	Ms. Alaine's letter will be sent to Ms. Rogers for distribution.
	Public comment ended at 10:28 a.m.
3. Division Update	
Brief Discussion:	Ms. Dumas provided the division update for FY25 Q3.
	Mr. McKean questioned the travel costs. Ms. Dumas stated those were Investigation travel costs, mostly for training/conferences.
	There were no additional questions.
4. Investigations	
Brief Discussion:	New Investigator, Chace Evans was present to answer any questions. Ms. Hayes asked if the older cases had been closed. Mr. Evans stated all the older cases have been closed except for two. There were no other questions from Board.
5. Statute Project(s)	
Brief Discussion:	The Board discussed the Statute changes identified during the 2022-2023 Appraisal Subcommittee audit findings. Ms. Hayes stated she had not been able to complete this project for the 2025 Legislative session due to her personal workload and the current workload for the Real Estate Appraiser Board. Mr. McKean suggested that over the next four months a workgroup meet so a working plan can be put in place, and this can be addressed when the next Legislative session opens January 21, 2026.
Action Items:	Ms. Hayes requested that Ms. Rogers add Statutory Proposals to the August 12, 2025 Board meeting agenda.
6. Regulation Project(s)	

Brief Discussion:	The Department of Law returned their final review of the State of Alaska Appraisal Regulations. Ms. Davis was available at meeting for any questions regarding the Regulation that the Board may have. Ms. Rogers read the following regulation changes for the Board to vote on.	
Motion:	<p>Motion was made by Mae Hayes to move to approve the changes made to the draft for file number 2024200487, and approve this project for public comment, unless substantive changes are made to the draft by the regulation's specialist or the department of Law.</p> <p>Change is: to remove word from and replace with after. For the following: 12 AAC 70.130 (c) An examination score is valid for 24 months after the date the applicant passed the examination. 12 AAC 70.140 (e) A course or seminar that is approved by the board under (d) of this section but is not approved by the Appraiser Qualifications Board or the International Distance Education Cer is valid for three years after the date of the initial approval. 12 AAC 70.140 (B) Will not update the course or seminar expiration date if the Appraiser Qualifications Board or International Distance Education Certification Center recertification exceeds three years after the date of the initial approval: 12 AAC 70.200 (d) A course or seminar that is approved by the board under (c) of this section but is not approved by the Appraiser Qualifications Board or the International Distance Education Certification Center is valid for three years after the date of initial approval. 12 AAC 70.200 (B) Will not update the course or seminar expiration date if the Appraiser Qualifications Board or International Distance Education Certification Center recertification exceeds three years after the date of initial approval.</p> <p>Change is: 12 AAC 70.210 to delete following sentence: (a) The purpose of the continuing education program is to maintain a continuing level of competency and standards for real estate appraisers.</p> <p>Change is: 12 AAC 70.220 (c) is amended to read: (c) Credit [EXCEPT AS PROVIDED IN (d) OF THIS SECTION. CREDIT.] is given for classroom and examination hours only and not for hours devoted to class preparation or completion of assignments.</p> <p>Motion was seconded by William McKean. All were in favor. Motion passed.</p>	
Recorded Votes:	Mae Hayes – Motioned to approve changes.	
	Jennifer Buswell – Approved	
	William (Leon) McKean – Seconded motion.	
	All in favor, motion passed.	
Action Items:	Regulatory project forwarded to Ms. Davis, to go out for Public Comment once Administrative Order is lifted.	