



**GOVERNMENT OF THE DISTRICT
OF COLUMBIA**

DEPARTMENT OF CONSUMER AND REGULATORY
AFFAIRS OCCUPATIONAL AND PROFESSIONAL
LICENSING ADMINISTRATION



**District of Columbia Board of Real Estate Appraisers
October 18, 2017
Minutes**

The District of Columbia Board of Real Estate Appraisers held its regularly scheduled meeting on Wednesday, October 19, 2017, at 10:00 am at 1100 4th Street, S.W., Room 300, Washington, D.C. 20024.

The meeting was called to order by Tamora Papas, Chair, at 10:11 am, and attendance was taken.

Attendance

Board Members Present: Andrew Sullivan, Todd Canterbury, Marguerite Allen, Tamora Papas

Board Members Absent: Margot Wilson

Staff: Patrice Richardson, Board Administrator; Kathy Thomas, Education Liaison;
Clifford Cooks, Program Manager

Legal Counsel: Kia Winston, Assistant Attorney General

Public: John Osipchak

Agenda Item: Executive Session

At approximately 11:22 am, the following motion was made: Upon motion duly made by Mr. Canterbury and properly seconded by Mr. Sullivan, the Board voted unanimously to go into executive session (closed to the public) to discuss complaints/legal matters, applications and legal counsel report.

At approximately 11:48 am, the following motion was made: Upon motion duly made by Mr. Canterbury and properly seconded by Mr. Sullivan, the Board voted unanimously to go into executive session (closed to the public) to discuss complaints/legal matters, applications and legal counsel report.

Agenda Item: Comments from the Public

Mr. Osipchak appeared at the meeting and expressed his interest to observe the Board meeting. Mr. Osipchak previously attended board meetings in the District of Columbia on May 17, 2017, and several board meetings in Virginia. His visit today was to see how the board functions as he indicated he is fighting to keep the profession significant in the industry due to the large usage of the Automated Valuation Models (AVM) and waivers. This automation is an attempt to significantly reduce the appraiser profession value by basing value on recent sales and public records. The Association of Appraiser Regulatory Officials (AARO) discussed how automation value methods would not be reliable or valuable in complex, urban areas and properties that do not have the track style development. Private mortgage industries have used previous appraisal reports and turned it against the appraiser by using collateral underwriting (CU). The farming of the appraisal in a data

base that streamlines the description of the property and the database will flag anytime the rating changes. Appraisers need to be aware that the lender can edit the figures.

Wells Fargo has a proprietary system that asks the appraiser to upload their signature. This is not required, but this is only known if the appraiser calls to inquire the purpose of the signature. He stated that this is a violation of USPAP because the appraisers must keep control of their signatures.

Mr. Osipchak asked about the disciplinary actions in DC because in Virginia discipline is high. The board indicated complaints and discipline are reviewed in closed session. The board will educate the appraiser first and then if not resolved begin a more progressive discipline approach. The Board does not conduct their own hearings; the request for a hearing is submitted to the Administrative Hearing Office for review and decision.

Chairperson Papas expressed appreciation on behalf of the board to the guest that appeared at the meeting.

Agenda Item: Draft Minutes, September 20, 2017

Upon motion duly made by Mr. Canterbury and properly seconded by Mr. Sullivan, the Board voted unanimously to approve the draft minutes dated September 20, 2017.

Agenda Item: Application for Licensure Recommendations

Appraiser: (2) Certified Residential

Upon motion duly made by Mr. Canterbury and properly seconded by Mr. Sullivan, the Board voted unanimously to approve the attached September 20, 2017, list of appraiser applications for licensure, attached hereto and made a part of the September 20, 2017, minutes.

Agenda Item: Review of Complaints:

In the matter Kevin Hunt and David Dildine vs Cornell Dayne

Upon motion duly made by Mr. Canterbury and properly seconded by Mr. Sullivan, the Board unanimously voted to dismiss the complaint as there were no apparent USPAP violations.

Agenda Item: Education Report

None

Agenda Item: Budget

Mr. Cooks presented a budget, which is \$148,731.00 and includes supplies, travel, dues and administrative costs.

FY 18 Funds – the funds are sufficient as long as we do not get swept by the government.

Agenda Item: Legal Counsel Report

None

Agenda Item: Review of Calendar

2017 remaining meeting dates: November 15, 2017, and December 20, 2017.

Upcoming Conferences and Training:

AARO – May 4-6, 2018, Seattle, WA

Historic Preservation Meeting – TBD 2018

AARO - October 19-22, 2018, WDC

AARO – May 2-5, 2019, Denver, CO

Agenda Item: Correspondence

The Appraiser Buzz (provided at the AARO conference) was provided into each board member's package.

Discussion of the newsletter articles to include the new credential management system along with AARO meeting highlights. The newsletter is projected to be published by the last quarter of 2017.

Agenda Item: Old Business

None

Agenda Item: New Business

The 2017 Annual Conference was attended by Chairperson Papas, Board member Andrew Sullivan, and staff persons Clifford Cooks, Leon Lewis, and Patrice Richardson.

Highlights:

AARO meeting discussion – format of the conference changed and provided more attendance in business meeting session. A discussion and survey was given to determine to if moving the conference to a week day or a combination of week day and weekend. Also, the changing of the educational requirements from a four year degree to a two year degree will be forwarded in an exposure draft for member board comments.

Tamora was elected as one of the Alternate Directors for AARO.

Andrew's first meeting ~~that~~ presented a lot of valuable information:

AMC discussions and issues that provided evidence for not to regulating the AMC's.

New USPAP changes – the PDF will have a new pop up box that is very interactive.

Exposure draft to change the education requirements that a person ~~you~~ can study and learn with a two year associates degree and/or specific courses completed. In addition, several webinars are available at The Appraisal Foundation for performing evaluations in compliance with USPAP,

Alternative to Evaluations and USPAP Changes. The survey on USPAP updates will be forwarded to state regulators and others on five topics: Reporting Options; Scope of Work Rule; Standard Rules; Definitions and Other Potential Topics.

Agenda Item: Next Meeting

Next Scheduled Regular Meeting, November 15, 2017,
1100 4th Street, SW, Room 300, Washington, DC 20024

Agenda Item: Adjournment

Upon motion duly made by Mr. Sullivan and properly seconded by Mr. Canterbury, the Board unanimously voted to adjourn. Meeting adjourned at 11:55 am.

Respectfully submitted,



Tamora K. Papas, Chair

Date: November 15, 2017

Recorder: Patrice Richardson