

NORTH CAROLINA APPRAISAL BOARD

Minutes Via Video Conference

August 8, 2023

Board Members Present

Mike Warren, Chair
Timothy N. Tallent, Vice-Chair
Claire M. Aufrance
Sarah J. Burnham
Lynn Carmichael
Darius R. Chase
Jack C. (Cal) Morgan, III
Viviree Scotton
H. Clay Taylor, III

Staff Present

Donald T. Rodgers, Executive Director
Brandy M. March, Deputy Director
Sondra C. Panico, Legal Counsel
Jeffrey H. Davison, Investigator
Randall L. Echols, Investigator
H. Eugene Jordan, Investigator
Mindy Sealy, Office Manager

CALL TO ORDER

Chair Warren called the meeting to order at 9:02 a.m.

Ms. Carmichael read the Board's Mission Statement.

Chair Warren read the Conflict-of-Interest reminder. No Board Member indicated any conflict of interest.

APPROVAL OF AGENDA

Mr. Tallent moved, second by Mr. Taylor, that the Board approve the agenda, with the Chair being able to take the items in any order. Motion carried.

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APPROVAL OF MINUTES

Ms. Carmichael moved, second by Mr. Chase, to approve the June Minutes (**Exhibit 1**), as presented. Motion carried.

LEGAL

Probable Cause (Exhibit 2)

Ms. Aufrance moved, second by Ms. Carmichael, that the Board accept staff recommendations on all probable cause summaries with the exception of case number 2022-0091. Motion carried.

- 2022-0050** Dismiss this case with a warning to better describe the subject's immediate area and review the report for omissions prior to submitting to the client, conditioned upon completion of the 15 Hour USPAP course with exam and a course in appraiser liability.
- 2022-0058** Dismiss this case with a warning to measure more carefully.
- 2022-0059** Move this case to a hearing.
- 2022-0066** Dismiss this case.
- 2022-0076** Dismiss this case with a warning to make sure to accurately describe the subject property.
- 2022-0077** Move this case to a hearing.
- 2022-0082** Dismiss this case conditioned upon completion of a course in appraiser liability and in property inspection.
- 2022-0086** Dismiss this case.
- 2022-0090** Dismiss this case with a warning to take more care when proofreading reports and providing proper guidance to trainees, conditioned upon completion of the 15 Hour USPAP course with exam and the Supervisor Trainee training course.
- 2022-0091** Ms. Carmichael moved, second by Ms. Burnham that the Board dismiss this case with a warning to take more care when proofreading reports, conditioned upon completion of the 15 Hour USPAP course with exam, a course in report writing, and in appraiser liability. Motion carried.

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- 2022-0092** Dismiss this case conditioned upon completion of a course in property inspection and in appraiser liability.
- 2022-0105** Dismiss this case conditioned upon completion of the 15 Hour USPAP course with exam and a course in report writing.
- 2022-0117** Dismiss this case with a warning to increase due diligence in identifying, analyzing, and explaining how different features may be recognized by the market, conditioned upon completion of a course in appraiser liability.
- 2023-0035** Move this case to a hearing.
- 2023-0036** Move this case to a hearing.

Investigation Request (Exhibit 3)

Ms. Burnham moved, second by Ms. Aufrance, that the Board open an investigation on the two appraisers. Motion carried.

The Board reviewed the Pending Hearing Report (**Exhibit 4**) and the Disciplinary Actions Year-to-Date (**Exhibit 5**).

OTHER

Staff Report

Approximately 3700 appraisers and 123 appraisal management companies renewed their license.

The next Trainee Town Hall will be August 22, 2023.

Staff has been asked to speak at a virtual meeting of the Winston-Salem Regional Association of Realtors on August 23, 2023.

The Board's accounting firm, Bernard Robinson, LLC, performed the Board's annual financial audit last week and will be reporting to the Finance Committee and the Board in September.

Staff has been asked to speak at the annual NCPAC State Conference in Southport, NC on September 28, 2023.

The 2023 Fall AARO Conference will be held in Salt Lake City, UT, October 7-9, 2023. Approved travel dates are October 6-10, 2023. If board members know that they will not be attending, please notify Ms. Sealy so that the Board does not reserve a room. If any board

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members are unsure at this time, a room will be reserved, and board members will be asked for a final decision before registrations are due. Mr. Rodgers will not be attending this fall.

The Appraisal Subcommittee has notified the Board that they will be conducting the compliance review October 24-26, 2023.

House Bill 48 is pending in the Committee on Rules and Operation of the Senate. In its current version, the Bill would delay the effective date of the rules until December 31, 2025.

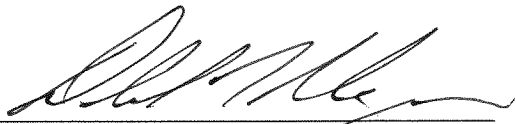
The Board office has received a few applications for the investigator position and has sent a notice to certified appraisers that applications would be accepted until August 15, 2023, before the start of evaluating and interviewing candidates.

The next Board meeting will be in person at the Board office on September 19, 2023.

Mr. Tallent moved, second by Mr. Taylor, that the Board go into closed session. Motion carried.

Mr. Taylor moved, second by Ms. Aufrance, that the Board go back into open session. Motion carried.

There being no further business to come before the Board, Mr. Tallent moved, second by Ms. Scotton, that the meeting be adjourned. Motion carried.



Donald T. Rodgers, Executive Director

This, the 19th day of September, 2023.



Mike Warren, Chair