

NORTH CAROLINA APPRAISAL BOARD

Meeting Minutes Raleigh

February 10, 2026

Board Members Present

Claire M. Aufrance, Chair
Mike Warren, Vice-Chair
Marcella D. Coley
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
Frank Fleming, Investigator
Mindy Sealy, Office Manager

CALL TO ORDER

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

Mr. Taylor read the Board's Mission Statement.

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

APPROVAL OF AGENDA

Ms. Coley 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.

APPROVAL OF MINUTES

Mr. Taylor moved, second by Ms. Scotton, to approve the December Minutes (**Exhibit 1**), as presented. Motion carried.

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FINANCE

The Board reviewed the financial report through January 2026 (**Exhibit 2**).

LEGAL

Probable Cause (Exhibit 3)

Mr. Warren moved, second by Ms. Coley, that the Board accept staff recommendations on all probable cause summaries with the exception of case number 2025-0045. Motion carried.

- 2024-0034** Move this case to a hearing.
- 2025-0018** Move this case to a hearing.
- 2025-0022** Dismiss this case.
- 2025-0023** Dismiss this case.
- 2025-0025** Move this case to a hearing.
- 2025-0026** Dismiss this case.
- 2025-0027** Dismiss this case with a warning to follow GSE guidelines when applicable and ensure condition ratings accurately reflect the subject property.
- 2025-0028** Dismiss this case.
- 2025-0030** Dismiss this case with a warning to ensure all features of the subject are correctly identified within the appraisal report.
- 2025-0045** Ms. Coley moved, second by Mr. Warren, that the Board dismiss this case with a warning to research all data to ensure comparable sales are presented in an accurate manner, use appropriate comparable sales when available, and proofread reports to ensure accuracy, conditioned upon completion of a 7-hour course in appraiser liability/appraisal quality and The Appraisal Foundation's corrective education course residential report writing vs. form filling. Motion carried.

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

Potential Rule Changes (Exhibit 6)

Mr. Warren moved, second by Mr. Taylor, that the Board commence rulemaking on 21 NCAC

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57A .0201, 21 NCAC 57A .0204, 21 NCAC 57A .0207, 21 NCAC 57A .0402, 21 NCAC 57A .0403, 21 NCAC 57A .0407, 21 NCAC 57A .0601, 21 NCAC 57A .0604, 21 NCAC 57A .0605, 21 NCAC 57B .0207, 21 NCAC 57B .0306, 21 NCAC 57B .0603, 21 NCAC 57B .0614, 21 NCAC 57D .0204, 21 NCAC 57D .0304, 21 NCAC 57D .0305, and 21 NCAC 57D .0401, as presented. Motion carried.

Mr. Warren moved, second by Ms. Coley, that the Board commence rulemaking on 21 NCAC 57A .0405, as amended. Motion carried.

Mr. Warren moved, second by Ms. Scotton, that the Board remove 21 NCAC 57D .0312 from rulemaking for further discussion. Motion carried.

LICENSING AND EDUCATION

The Board reviewed the list of candidates who have been recently registered, licensed, or certified **(Exhibit 7)**.

The Board reviewed the list of AMCs that have recently been registered **(Exhibit 8)**.

The Board reviewed the Examination Report through January 2026 **(Exhibit 9)**.

PUBLIC FORUM (Exhibit 10)

There were no requests to speak at the Public Forum.

OTHER

The Board reviewed The Appraisal Foundation's reports **(Exhibit 11)**.

Committee Reports

The predetermination committee met on December 22, 2025. Committee members in attendance were Marcella Coley and H. Clay Taylor. Brandy March was the staff member present and Sondra Panico served as legal advisor to the Committee. The Committee reviewed two items. The first item involved a licensee reporting a criminal conviction that took place in July 2025. The committee determined that a warning letter to the licensee advising of the rule was necessary. The second item was a complaint allegation regarding late submission of an appraisal report. The Committee determined this matter did not fall within the Board's jurisdiction and to close it without investigation.

The Technology Committee met on December 17, 2025, to review the additional changes made to the website and discussed streaming board meetings. The Board's developer is working on a few items on the backend and is scheduled to go live at the end of the month.

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Staff Report

Ms. March and Mr. Rodgers held the first Trainee Town Hall of 2026 on Tuesday, February 3, 2026. They discussed rules that went into effect on December 31, 2025, requirements for declaring a supervisor, logging experience, and the new requirement for the Valuation Bias and Fair Housing course.

There will be a virtual meeting on the AQB Exposure Draft concerning the possible changes to the AQB Criteria on Tuesday, February 17, 2026. The deadline for commenting on the exposure draft is March 3, 2026.

Mr. Rodgers has been asked to speak at the annual meeting of the NC Society of Farm Managers and Rural Appraisers in Raleigh on February 25, 2026, at the NC State University Club.

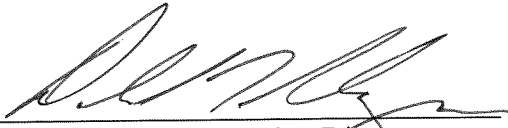
The next Board meeting will be April 7, 2026, at the Board office in Raleigh. Staff are planning to have the public hearing on the rules voted on at today's meeting.

All appraisers are reminded that the 7-Hour USPAP course is required to be completed by May 31, 2026, to renew on time.

The 2026 AARO Spring Conference will be April 27-29, 2026, in San Diego, CA. The approved travel dates are April 26-April 30, 2026. Board members received their confirmation numbers last week. If a Board member is unable to attend or if any Board member needs their travel dates modified, please contact Ms. Sealy as soon as possible.

There were no issues coming before the Board that necessitated a closed session.

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



Donald T. Rodgers, Executive Director

This, the 7th day of April, 2026.



Claire M. Aufrance, Chair