

GRETCHEN WHITMER

STATE OF MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS LANSING

ORLENE HAWKS

MICHIGAN BOARD OF REAL ESTATE APPRAISERS MARCH 16, 2021 MEETING

APPROVED MINUTES

In accordance with the Open Meetings Act, 1976 PA 267, as amended, the Michigan Board of Real Estate Appraisers met on March 16, 2021. The meeting was held via Zoom, pursuant to MCL 15.263 and MCL 15.263a.

CALL TO ORDER

Delbert Denkins, Chairperson, called the meeting to order at 9:03 a.m.

ROLL CALL

Members Present: Delbert Denkins, Certified General Real Estate Appraiser,

Chairperson

Attended remotely from the city of St. Joseph, Berrien County,

Michigan.

James Hartman, Certified General Real Estate Appraiser,

Vice Chairperson (out 9:20 a.m., returned 9:23 a.m.)

Attended remotely from the city of Okemos, Ingham County, Michigan.

Phyllis Howard, Public Member (arrived 9:09 a.m.)

Attended remotely from the city of Muskegon, Muskegon County, Michigan.

Jumana Judeh, Certified Real Estate Appraiser

Attended remotely from the city of Livonia, Wayne County, Michigan.

David Mook, Public Member

Attended remotely from the city of Bay City, Bay County, Michigan.

Thomas Watson, State Licensed Real Estate Appraiser

Attended remotely from the city of Midland, Midland County, Michigan.

Michigan Board of Real Estate Appraisers Meeting Minutes March 16, 2021 Page 2 of 5

Ronald Wheeler, Certified Residential Real Estate Appraiser

Attended remotely from the city of Dewitt, Clinton County,

Michigan.

Members Absent: Mark Jenkins, Certified Residential Appraiser

David Worthams, Public Member

Staff: Laury Brown, Analyst, Compliance Section

Andria Ditschman, Analyst, Boards and Committees Section

Jennifer Fitzgerald, Assistant Attorney General

Kerry Przybylo, Manager, Boards and Committees Section

Stephanie Wysack, Board Support, Boards and Committees Section

APPROVAL OF AGENDA

MOTION by Wheeler, seconded by Mook, to approve the agenda, as presented.

A roll call vote was taken: Yeas: Judeh, Mook, Watson, Wheeler, Hartman, Denkins

Nays: None

MOTION PREVAILED

APPROVAL OF MINUTES

MOTION by Mook, seconded by Wheeler, to approve the minutes from September 15, 2020, as presented.

A roll call vote was taken: Yeas: Howard, Judeh, Mook, Watson, Wheeler, Hartman,

Denkins

Nays: None

MOTION PREVAILED

REGULATORY CONSIDERATIONS

Consent Orders and Stipulations

Howard A. Baum

MOTION by Wheeler, seconded by Watson, to discuss.

MOTION WITHDRAWN.

MOTION by Mook, seconded by Watson, to discuss.

Michigan Board of Real Estate Appraisers Meeting Minutes March 16, 2021 Page 3 of 5

A roll call vote was taken: Yeas: Howard, Judeh, Mook, Watson, Hartman, Denkins

Nays: None

Recuse: Wheeler

MOTION PREVAILED

Discussion was held.

MOTION by Hartman, seconded by Judeh, to accept the Consent Order and Stipulation.

A roll call vote was taken: Yeas: Howard, Judeh, Mook, Watson, Hartman, Denkins

Nays: None

Recuse: Wheeler

MOTION PREVAILED

Susan Nicole Nahra

MOTION by Watson, seconded by Judeh, to discuss.

A roll call vote was taken: Yeas: Howard, Judeh, Mook, Watson, Denkins

Nays: None

Recuse: Hartman, Wheeler

MOTION PREVAILED

Discussion was held.

MOTION by Judeh, seconded by Mook, to accept the Consent Order and Stipulation.

A roll call vote was taken: Yeas: Howard, Judeh, Mook, Watson, Denkins

Nays: None

Recuse: Hartman, Wheeler

MOTION PREVAILED

OLD BUSINESS

None

Michigan Board of Real Estate Appraisers Meeting Minutes March 16, 2021 Page 4 of 5

NEW BUSINESS

Rules Update

Ditschman stated that the draft was in the last stage of promulgation and should be approved soon. She provided an overview of the major changes to the rules.

Judeh expressed a concern with the 60-day timeframe required to request approval for continuing education. She stated that it is unrealistic to submit the application with the speakers 60 days in advance. She also stated that not being able to advertise prior to approval was an issue, as attendees desire to register months in advance to get the class on their schedule.

Ditschman stated that 30-day emergency approval was included in the new draft, to allow for circumstances, such as a change in speaker, that were out of the applicant's control. She stated that advertising is not allowed in order to protect the licensee who is registering. The licensee should be assured that the course is approved when registering.

Wheeler asked if the continuing education process for the Board of Real Estate Brokers and Salespersons was similar. Przybylo stated that continuing education for Real Estate Brokers and Salespersons is approved through the state real estate association which is a different process. Real Estate Appraisers' continuing education is approved through the Department with the same 60-day requirement for applications.

Hartman stated that, just because the rules state 60 days, that does not mean that it would necessarily take that long.

MOTION by Wheeler, seconded by Judeh, to open the rules once the current sent has been promulgated.

A roll call vote was taken: Yeas: Howard, Judeh, Mook, Watson, Wheeler, Hartman,

Denkins Nays: None

MOTION PREVAILED

Chair Report

Denkins stated that the Appraisal Standards Board (ASB) has extended the Uniform Standards of Professional Appraisal Practice (USPAP) date to December 31, 2022.

Denkins stated that the Department has asked for assistance with investigation overflow. He asked that Board Members remember to check their state email in order to receive and respond to requests in a timely manner.

Michigan Board of Real Estate Appraisers Meeting Minutes March 16, 2021 Page 5 of 5

Department Update

Wysack stated that the Department will be holding another board member training on July 14, 2021. This is a very thorough training, specific to the Occupational Code. Everyone is welcome to attend.

Wysack reminded the Board Members to check their state email address regularly as it is the source of communication with the Department. She stated that the state email address is now used as the User ID for Egress, so it is important to get in the habit of checking the email on a regular basis.

PUBLIC COMMENTS

None

ANNOUNCEMENTS

The next regularly scheduled meeting will be held June 15, 2021 at 9:00 a.m. at the Ottawa Building, 611 West Ottawa Street, Upper-Level Conference Room 3, Lansing, Michigan.

ADJOURNMENT

MOTION by Hartman, seconded by Mook, to adjourn the meeting at 10:02 a.m.

A roll call vote was taken: Yeas: Howard, Judeh, Mook, Watson, Wheeler, Hartman,

Prepared: March 17, 2021

Denkins

Nays: None

MOTION PREVAILED

Minutes approved by the Board on June 15, 2021

Prepared By:

Stephanie Wysack, Board Support Bureau of Professional Licensing