

**REAL PROPERTY APPRAISER BOARD
LOWER LEVEL, ROOM "C"
NEBRASKA STATE OFFICE BUILDING
301 CENTENNIAL MALL SOUTH, LINCOLN, NE
December 18, 2008**

OPENING

Chairman Joe Wilson called to order the December 18, 2008, meeting of the Nebraska Real Property Appraiser Board at 9:01 a.m., in Lower Level, Room "C" of the Nebraska State Office Building, 301 Centennial Mall South, Lincoln, Nebraska.

NOTICE OF MEETING

Chairman Wilson announced the notice of the meeting was duly given, posted, published and tendered in compliance with the Open Meetings Act, and all Board members received notice simultaneously by e-mail. The agenda was kept current in the Nebraska Real Property Appraiser Board Office and on the Board's website. Materials generally used by the Board for this meeting were available in the public folder for inspection by the public and in accordance with the Open Meetings Act. A copy of the Open Meetings Act was available for the duration of the meeting. For the record, Board Members Bradford Moore, Timothy Kalkowski, Gregg Mitchell, James Bain, and Mathew 'Joe' Wilson, were present. Director Kitty Policky was also present.

ADOPTION OF THE AGENDA

Chairman Wilson reminded those present for the meeting that the Agenda cannot be altered 24 hours prior to the meeting except for emergency items according to the Open Meetings Act. Vice Chair Mitchell moved to adopt the Agenda as printed. Board Member Moore seconded the motion. The motion carried with Moore, Kalkowski, Mitchell, Bain, and Wilson voting aye.

WELCOME GUESTS

Chair Wilson welcomed the guests to the meeting and asked that they please sign the guest log.

APPROVAL OF THE MINUTES FROM NOVEMBER 20, 2008

Chair Wilson asked for any additions or corrections to the November 20, 2008 minutes. With no corrections or additions, Chair Wilson called for a motion to approve the minutes. Board Member Bain moved to adopt the minutes as presented and Board Member Moore seconded the motion. The motion carried with Kalkowski, Mitchell, Bain, Moore, and Wilson voting aye.

CHAIR REPORT

Chairman Wilson had no items.

DIRECTOR'S REPORT

Governor mandates holiday:

A memorandum was distributed to all boards, agencies and commissions adding an additional day to the holiday schedule. According to Nebraska State Statute 84-1001(3), ". . . paid holidays shall include all of the days enumerated in section 25-2221 and all days declared by law or proclamation of the President or Governor to be holidays." December 26th will be added to the list of paid holidays for state employees.

Appraisal renewal status / appraiser Count:

The number of appraisers who have renewed to date stands as follows: 112 Registered/Conversion; 102 Licensed; 157 Certified Residential; and 333 Certified General for a total of 704 appraisers. The total differs to date by more than 200 appraisers who have not renewed with the majority being appraisers who hold credentials by reciprocity and the Registered/Conversion appraisers. Although the law allows three renewals beginning with 2009, perhaps with the new Scope of Practice, as determined by federal guidelines, has left the Register/Conversion credentials with a feeling that their investment could not be recaptured and that the opportunity for acquiring sufficient experience hours was too limited. A better judge of the total renewals will come in January's report, after the December 31st deadline. All credentials are in effect until December 31st of the year they are issued.

Second exposure draft 2010-11 edition of USPAP

Appraisal Standards Chair Sandra Guiolfoil distributed the second exposure draft relating to the 2010-11 edition of the *Uniform Standards of Professional Appraisal Practice*. Please review the draft and submit written comments to the ASB in regards as to how well USPAP is serving the needs of appraisers.

RECEIPTS AND EXPENDITURES REPORT – NOVEMBER 2008

The receipts and expenditures for November were reviewed by the Director by line item with the Board. A copy of the Budget Status Report is attached and considered part of these minutes. There were no significant expense items. The income accounts for the annual renewal fees, which reflects a significant monthly increase.

Director Policky addressed the expense reimbursements for Board members by reporting that they had been returned by the accounting department because they were not signed. Although they have been processed for nearly two years without a signature, the accounting department explained that they were simply preparing us for the change in structure for 2009 by the accounting department. Linda Roesler, a pre-audit representative from accounting, also explained that an electronic signature would be acceptable. Director Policky requested that Board members review their expense documents and sign and that the documents would be submitted electronically each month to each member. Review the document and sign and return.

The Budget Status Report reflects current accounting according to Director Policky. The sequential application process is almost completed and the prospects of exceeding the budgeted amount for contract review fees is not probable at this time. The remaining amount for contractual services should suffice until the end of the fiscal year.

Vice Chair Mitchell moved to accept and file the November 2008 Receipts and Expenditures report for audit. Board Member Bain seconded the motion. The motion carried with Mitchell, Bain, Kalkowski, Moore, and Wilson voting aye.

UNFINISHED BUSINESS**Electronic delivery/reformatting of reports:**

Board Member Moore explained the serious consequences of the electronic delivery of reports and the reformatting of reports that are electronically submitted. Board Member Bain commented on a web portal that had completely altered a report from a local appraiser. The appraiser became aware of the changes when the appraiser was asked to review the appraisal.

Many appraisers use the electronic portals and most appraisers are unaware of the changes made to their appraisals. Board Member Moore went on to explain the serious consequences of changing a report and stressed that this subject will be a concern for the coming year. Vice Chair Mitchell agreed and expressed an interest in forming a committee to look into the problems and possible solutions. He also mentioned the concern for employees who set values and value conclusions in Nebraska who hold no credential and felt that at a minimum the individual should hold a reciprocal credential.

Board Member Bain explained the significance of altering an appraisal report would be determined when an enforcement case has been filed. According to the enforcement procedures, a true copy of the report and workfile are requested to begin the process. It would be evident if the report had been altered and the appraiser could not be responsible for the changes made to the submitted report.

Past Board Member John Bredemeyer commented that there is really no difference in the concern for the paper report and electronic versions of a report. Changes are made just as readily to the paper version as well as to the electronic submissions.

Past Board Member Lynne Heiden commented that appraisers must be aware that they should not withhold signing an electronic report and that appraisers should not permit the company to have password access to their electronic signature. She also stressed that it is imperative that appraisers learn to secure the pdf file they are transmitting or add an additional level of security. Applying such steps simply indicates the appraiser's sincere attempt at due diligence in preserving their submitted document in form.

Cay Lacey, a certified general appraiser, expressed the fact that appraisers are simply trying to complete the assignment requested and do not have the skills to counter the ability of computer hackers at the same time.

Chair Wilson requested any further comments. Board Member Moore requested that the item be returned to "Unfinished Business" one more month for consideration. With no further comments, Chair Wilson turned to "New Business."

NEW BUSINESS

Robert Hallstrom, Nebraska Bankers Association:

As the representation of the Nebraska Bankers Association, he has had recent contact from bankers with issues in regard to FSA guaranteed loans and the appraisal requirements attached to those types of transactions. The issue appears to be that under the federal regulation, banks are not required to have appraisals for transactions less than \$250,000. Although federal regulations may not require an appraisal but banking regulations do make a requirement and the position for appraisals for transactions \$50,000 to \$250,000 must conform to state law. Regarding the 2008 criteria for the Scope of Practice, as adopted, leaves only the certified general credential qualified to perform appraisals for many of the banking needs regarding agriculture appraisals associated with the FSA guarantee. The limit of only certified general appraisers raises concern for cost and capability as well as the availability and timeliness. Since FSA supports the position to conform to state law and that includes exemptions, FSA exemptions can perform the appraisals under state law but the appraisals for transactions that don't require an appraisal must conform to the *Uniform Standards of Professional Appraisal Practice*. The issue is not conforming to state law

but proposing a resolution for these transactions. Since the Scope of Practice is a federal guideline, perhaps FSA will have to consider altering their regulations to not mandate appraisals on these smaller transactions or perhaps review the AQB federal regulations to provide some relief for these small transactions or perhaps make exception to the criteria for appraisers other than certified general to perform appraisals between \$50,000 to \$250,000. The intent is to make the Appraiser Board aware of the dilemma and perhaps offer suggestions for relief for appraisals performed that are not required under regulation.

Mr. Hallstrom expressed concern over the adopted criteria for the registered credential that will have only three renewal periods beginning in 2009. The restriction appears to limit the number of credentials available to perform appraisals. Board Member Moore brought to Mr. Hallstrom's attention the upgrade criteria as recommended by the AQB and as adopted by the Board in October, to make the upgrade a smoother transaction by giving the individuals who have earned a credential education credit for their past investments. Director Policky reported the number of credentials earned for the last two years assuring Mr. Hallstrom that many of the credentials were simply an upgrade under the sequential process and that although the number of registered and conversions may be decreasing, the numbers for the remaining credentials have increased significantly and were not lost to the new criteria. It is worth considering that with the upgrade criteria in place that many more appraisers will seek to upgrade their credentials.

Board Member Kalkowski commented that the bankers seem to be turning to an alternative that is not appropriate for lending purposes by accepting a BPO or a CMA. In response Mr. Hallstrom commented that he felt bankers, in cases where no appraisal required, were trying to go the extra step by acquiring additional documentation to support the value by using staff appraisers or seeking value opinions to support the amount of the transaction.

Mr. Hallstrom requested the Appraiser Board offer any information that would assist in understanding the appropriateness of broker price opinions or comparative market analysis as done by a third party such as sales and brokers. Vice Chair Mitchell suggested the article written by Board Member Moore be used as a guideline and offered the services of the Appraiser Board for any education opportunity that might be available. Mr. Hallstrom thanked the Board for their time and opportunity to appear.

Board took a break at 9:53 a.m.

Board meeting reconvened at 10:04 a.m.

John Bredemeyer expressed concern over the inaccurate advice the realtors have been given concerning their own guidelines for BPOs and CMAs by turning the Board's attention to a written communication stating in regard "a licensee need not inquire as to the use of the opinion or the analysis." The statement failed to refer to the Real Estate License code of ethics which clearly says that you have to include statements of purpose and intended use. Mr. Bredemeyer encouraged the Appraiser Board members to attend meetings of Real Estate Commission to assist in determining the act of appraisal for other than what the act addresses. Discuss with Chairman John Gale the fact of the matter and that it is a responsibility to know the intended use and to accept responsibility and at the same time encouraged the Appraiser Board to send communication to NE Realtors Association indicating they're wrong in their interpretation and correct the inaccurate statements by writing a retraction to the letter.

Board Member Kalkowski stated the law reads that a BPO can be used under the parameters established concerning the size of type and disclaimer but that a BPO cannot be used for lending purposes which makes using a BPO illegal. Vice Chair Mitchell explained the bankers believe the Act doesn't apply if the transaction is under the \$250,000 for lending purposes and in reality it is a widespread practice. The practice of BPOs and CMAs became popular over relocation companies when the IRS issued an opinion that a third party relocation transaction could obtain a BPO was acceptable when establishing a base of evaluation to establish a buyout. Although it may not be legal, the practice became widespread and has continued to this day. Vice Chair Mitchell continued by agreeing with John Bredemeyer in the fact that the issues must be addressed on all fronts from the Appraiser Board in educating and informing the legality of practicing appraisal without a credential.

It is apparent that many of the banks that use the BPO or the CMA are simply not aware of the fact that they are not legal for lending purposes and feel the actions are not intentional but simply an act they feel appropriate due to a lack of knowledge. Cay Lacey added that although exempt, it is the desire for bankers and financial institutions to have an additional signature in the file to validate the transaction under the federal guidelines. That signature does not constitute for its purpose simply a BPO or CMA but an appraisal. The real education needs to address the source of the documentation by attempting to present a BPO or CMA as an appraisal. Lending must realize that realtors' opinion of value or a broker's price opinions are not legitimate documentation as an appraisal.

Board Member Kalkowski explained that on loans less than \$250,000 the requirement for an "evaluation" is generated by examiners who require that an "evaluation" in the file is generated by an independent third party without a close tie to the process. The lack of bank employees to perform the valuations generates the request for the third party independent valuation generating the request for valuations from realtors. It is important to make sure the laws surrounding the BPO and CMA issues are understood and that this is a Nebraska law and not a law applicable across the states.

The Board voted at the November meeting to address a letter from Board Chair Wilson strongly presenting the position of the Nebraska Real Property Appraiser Board and the agenda for which the Board will proceed forward on the issue of using BPO and CMA valuations for lending purposes. The letter will be sent to the Real Estate Commission, the Nebraska Bankers Association, the Nebraska Realtors Association, and Attorney General's office .

Lynne Heiden & John Bredemeyer / education matrix

Lynne Heiden appeared to address the Board's decision to accept qualifying core curriculum education that has been approved by the Appraiser Qualifications Board Course Approval Program and in modular format except for the 20 or 30 hour electives for Certified Residential and Certified General respective. It is the Board's decision that core curriculum education completed under the like circumstances as Nebraska will be accepted toward meeting the requirements of credentialing. Most states surrounding Nebraska have the same requirements for the core curriculum education. The electives can be submitted for approval as electives providing they meet the qualifications for prerequisite education. Lynne asked for direction in what credit would be given to individuals who complete core curriculum education in another state. Nebraska will honor the completed core curriculum education if they are earned under like circumstances meaning the state requires the core curriculum education be AQB/CAP approved

and in a modular format or Nebraska would accept the core curriculum course of the individual if they could prove to the Board that the completed core curriculum education meets the requirements of the modular format as required by Nebraska law.

Nebraska has adopted the AQB issued recommended education hours to upgrade a credential but because the Nebraska statutes require that qualifying and core curriculum education must be at least 15 hours and tested, recommendations for less will have to be increased to meet the minimum requirements of the law. The 10 hours of income needed to upgrade must become at least a 15 hour income course to qualify under statute.

The Appraiser Board understands there is a cost to approving core curriculum education from the Appraiser Qualifications Board CAP program but feels the investment is the best decision for new and credentialed appraisers to enter the appraisal profession or upgrade to a new credential. The decision for AQB/CAP approved core curriculum education establishes a consistent and accountable means of presenting a sound education environment for the investment for a state like Nebraska with limited funds and resources. Nebraska simply does not have the funding or for that matter the resources to pay to have education approved under the 2008 guidelines.

John Bredemeyer discussed the guide for applying university/college courses to the AQB's real property appraiser core curriculum matrix by explaining that the intent that college course work could be eligible toward qualifying education requirements is the goal of the guidelines. In order to meet a degree as well as criteria requirements, college coursework will have to be categorized into the Required Core Curriculum modules and to express that college courses "layer" or combine different modules or subject matter areas into one course or referenced as integrated courses are acceptable for qualifying education. The Appraiser Board agreed that it would entertain a set of guidelines for core curriculum education through the post secondary environment because of the nature of the education environment.

The AQB is only just beginning to establish the graduate and undergraduate requirements to meet both a degree and the curriculum matrix requirements. The Appraiser Board will further approach the subjects as they are established and recommendations are finalized by the Appraiser Qualifications Board. The Appraiser Board has every intent in making progress for those who may seek meeting the qualifications of the appraisal profession through the degree program of qualifying university and college programs.

Mr. Bredemeyer offered to assist the Appraiser Board in establishing guidelines for the post secondary education curriculum when a clearer set of qualifications has been established by the AQB.

Lynne Heiden proceeded in closing by asking if there were specific criteria established by the Board for the "*Report Writing Update*" seminar requirement that appraisers will complete once in a four-year period. The motion specifically states that the seminar will be approved for the purpose of meeting the Board's seven hour report writing update. With no additional criteria requirements, the discussion fell to accountability and tracking. Director Policky explained that the update for report writing would be tracked in the same manner as the update for USPAP. The Appraiser Board required in the original motion that the update seminar be submitted for approval for that specific purpose.

The Appraiser Board thanked Lynne Heiden and John Bredemeyer for their time.
Board took a break at 11:10 a.m.

Board meeting reconvened at 11:22 a.m.

New guidelines reimbursement mileage:

The Accounting Department has notified the Appraiser Board that the mileage allowance for 2009 will be set at 55 cents per mile or a decrease from the current 58.5 cents per mile. This acts as a notice that there are administrative changes to the adopted Travel Policy in that the reimbursement per mile has been adjusted.

“Uncredentialed Appraisal Practice” memo

The topic was discussed under previous new business with Robert Hallstrom, John Bredemeyer, and Lynne Heiden. In conclusion the Board voted to address a letter from Board Chair Wilson strongly presenting the position of the Nebraska Real Property Appraiser Board and the agenda for which the Board will proceed forward on the issue of using BPO and CMA valuations for lending purposes. The letter will be sent to the Real Estate Commission, the Nebraska Bankers Association, the Nebraska Realtors Association, and the Attorney General’s office.

GENERAL PUBLIC COMMENTS

Chair Wilson asked for any public comments. With no comments, the Chair proceeded to education.

EDUCATION

Vice Chair Mitchell moved to approve the following qualifying residential elective education, new continuing education seminars, and renewal continuing education seminars and respective instructors as listed:

Course Approval/Qualifying Education Residential Electives/New:

1. Trans-American Institute of Professional Studies, Kearney, NE:

- A. “*Small Income Property Appraisal*” – 21 hours – QE2803

Instructor: Lynne Heiden

Continuing Education New:

1. Appraisal Institute, Chicago, IL:

- A. “*Using Spreadsheet Programs in Real Estate Appraisal*” – 7 hours – C2874

Instructor: Mark Ratterman

- B. “*Litigation Skills for the Appraiser: An Overview*” – 7 hours – C9775

Instructor: Arlen Mills

- C. “*On-Line / General Appr. Site Valuation and Cost Approach*” –7 hrs – C2722-I

Instructor: Arlen Mills

Continuing Education Renewal:

1. Appraisal Institute, Chicago, IL:

- A. “*Residential Site Valuation & Cost Approach*” – 15 hours – C2838

Instructor: Arlen C. Mills

- B. “*On-Line / Analyzing Distressed Real Estate*” – 4 hours – C2276-I

Instructor: Ted W. Anglyn

- C. “*On-Line / Analyzing Operating Expenses*” – 7 hours – C9709-I

- Instructor: Ted W. Anglyn
- D. “*On-Line / Residential Design & Functional Utility*” – 7 hours – C9815-I
 Instructor: Alan F. Simmons
- E. “*On-Line Apartment Appraisal: Concepts & Applications*” – 15 hrs. – C2439-I
 Instructor: Kenneth Foltz
- F. “*On-Line / Appraising from Blueprints & Specifications*” – 7 hours – C9960-I
 Instructor: Winfield L. Cooper
- G. “*On-Line / Appraising Manufactured Housing*” – 7 hours – C9963-I
 Instructor: Richard Heyn
- H. “*On-Line / The FHA & The Appraisal Process*” – 7 hours – C9921-I
 Instructor: Craig Harrington
- I. “*On-Line / Intro. to GIS Applications for RE Appraisers*” – 7 hrs. – C2114-I
 Instructor: Christopher Miner
- J. “*On-Line / Using Your HP12C Financial Calculator*” – 7 hours – C9808-I
 Instructor: Timothy S. Kohr
- K. “*On-Line / Resi. Property Construction and Inspection*” – 7 hours – C9834-I
 Instructor: Arlen Mills

Board Member Bain seconded the motion. Motion carried with Bain, Moore, Kalkowski, Mitchell, and Wilson voting aye.

Vice Chair Mitchell moved to approve the following residential elective education and continuing education seminars and respective instructors as listed:

Course Approval/Qualifying Education Residential Electives/New:

1. The Moore Group, Lincoln, NE:

- A. “*Mastering Unique & Complex Property Appraisal*” – 20 hours – QE2804
 Instructors: Bradford Moore
 Diane Moore

Continuing Education New:

1. The Moore Group, Lincoln, NE:

- A. “*2009 Fannie Mae Market Conditions Addendum and Other Reporting Guidelines*” – 7 hours – C2875
 Instructors: Bradford Moore
 Diane Moore

2. The Moore Group, Lincoln, NE & IAAO:

- B. “*National USPAP Update*” – 7 hours – C2801
 Instructors: Bradford Moore

Board Member Kalkowski seconded the motion. Motion carried with Kalkowski, Mitchell, Bain, and Wilson voting aye. Board Member Moore abstained.

APPLICANTS & ENFORCEMENT

Vice Chair Mitchell moved that the Board go into executive session for the purpose of reviewing applicants for credentialing and consideration of written complaints and disciplinary action. A closed session is clearly necessary to prevent needless injury to the reputation of the individual or individuals relating to the issues of qualifying applicants and relating to the alleged violations of performance in real property appraisal practice. The time on the meeting clock was 11:55.

Board Member Bain seconded the motion. The motion carried with Mitchell, Bain, Moore, Kalkowski, and Wilson voting aye.

Vice Chair Mitchell moved to come out of executive session at 2:46 p.m. Board Member Bain seconded the motion. The motion carried with Bain, Moore, Kalkowski, Mitchell, and Wilson voting aye.

Vice Chair Mitchell moved to take the following action for the applicants for the registered credential:

R855 – Ratify and submit for testing.

Vice Chair Mitchell moved to take the following actions for the applicants for the license credential:

L563 – Deny appeal ending the sequential application process.

L580 – Approve and review verification report.

Vice Chair Mitchell moved to take the following actions for the applicants for the certified residential credential:

CR143 – Approve applicant and select verification report(s).

CR331 – Approve applicant and select verification report(s).

CR335 – Approve applicant and select verification report(s).

CR336 – Approve applicant and review verification report(s).

CR344 – Deny applicant ending the sequential application process.

Vice Chair Mitchell moved to take the following actions for the applicants for the certified general credential:

CG441 – Approve applicant and select verification report(s).

CG564 – Approve applicant and select verification report(s).

Required to complete designated education.

CG573 – Approve and select verification report(s).

Vice Chair Mitchell moved to take the following actions for the submission of verification reports:

L543 – Approve for credentialing.

L561 – Approve for credentialing.

L565 – Approve for credentialing.

L573 – Approve for credentialing. Documentation submitted as requested.

L577 – Approve for credentialing.

L580 – Approve for credentialing.

L582 – Approve for credentialing.

CR143 – Approve for credentialing.

CR154 – Approve for credentialing.

CR180 – Approve for credentialing.

CR204 – Approve for credentialing.

CR211 – Approve for credentialing.

CR335 – Approve for credentialing.

CG449 – Approve for credentialing.

- CG563 – Send verification report for Standard 3 Review.
- CG565 – Approve for credentialing.
- CG580 – Approve for credentialing.

Board Chair Wilson and Board Member Moore will meet on December 30th for final verification report review. Although the sequential applicants have been approved, applicants who submit a verification report that fails to meet the minimum standards of USPAP will be denied and the approval will be struck from the minutes.

Board Member Bain seconded the motion. The motion carried with Moore, Kalkowski, Mitchell, Bain, and Wilson voting aye.

Board Member Bain moved to take the following action for the submission of verification reports:

- CG571 – Approve for credentialing.

Board Member Kalkowski seconded the motion. The motion carried with Moore, Kalkowski, Bain, and Wilson voting aye. Vice Chair Mitchell abstained.

Vice Chair Mitchell moved to take the following enforcement actions:

- 08-04 – Hold as correspondence to accept or deny extension has not been received by meeting date.
- 08-11 – Prepare Consent Agreement for the following:
 1. 15-hour National USPAP
 2. 15-hour Residential Report Writing & Case Studies
 3. License credential suspended for sixty days beginning January 15, 2009
 4. Respondent cannot perform duties or practice in a supervisory or advisory capacity during suspension.
 5. Complete education by 6/30/2009 and submit documents to Board.
- 08-13 – Prepare Consent Agreement for the following:
 1. 15-hour National USPAP
 2. 15-hour Residential Report Writing & Case Studies
 3. 15-hour Residential Market Analysis and Cost Approach
 4. Certified Residential credential will be suspended for 60 days effective when Respondent signs Consent Agreement.
 5. Complete education by 7/31/2009 and submit documents to Board.
- 08-18 – Order to remove reciprocity credential in Nebraska and return wall document and pocket card. Have not received documents to date. No response. Credential has been inactivated.
- 08-19 – Board authorized Chair Wilson to sign Consent Agreement.
- 08-21 – Request true copy of appraisal and workfile.
- 08-23 – Request true copy of appraisal and workfile.
- 08-24 – Request true copy of appraisal and workfile.

Board Member Bain seconded the Motion. Motion carried with Kalkowski, Moore, Mitchell, Bain, and Wilson voting aye.

Vice Chair Mitchell proposed to take the following enforcement action:
08-23 – Request true copy of appraisal and workfile.

Board Member Kalkowski seconded the Motion. Motion carried with Moore, Mitchell, Kalkowski, and Wilson voting aye. Board Member Bain abstained.

Vice Chair Mitchell proposed to take the following enforcement action:
08-20 – Close

Board Member Bain seconded the Motion. Motion carried with Moore, Mitchell, Bain, and Wilson voting aye. Board Member Kalkowski abstained.

Board Member Kalkowski proposed to take the following enforcement action:
08-15 – Board authorized Chair Wilson to sign Consent Agreement.

Board Member Bain seconded the Motion. Motion carried with Bain, Kalkowski, Moore, and Wilson voting aye. Vice Chair Mitchell abstained.

Tentative meeting dates were approved as follows: January 22, 2009
February 19, 2009
March 19, 2009

ADJOURNMENT

Vice Chair Mitchell moved to adjourn the December 18, 2008 meeting. Board Member Kalkowski seconded the motion. Motion carried unanimously.

At 3:00 p.m. Chair Wilson adjourned the December 18, 2008, meeting of the Real Property Appraiser Board.

Respectfully submitted,

Kitty Policky, Director

These minutes were available for public inspection on November 1, 2008, in compliance with Nebraska Statute §84-1413(5).