

**NEBRASKA REAL PROPERTY APPRAISER BOARD
NRPAB OFFICE MEETING ROOM, FIRST FLOOR
NEBRASKA STATE OFFICE BUILDING
301 CENTENNIAL MALL SOUTH, LINCOLN, NE**

March 21, 2019, Meeting Minutes

A. OPENING

Chairperson Ben Hynek called to order the March 21, 2019 meeting of the Nebraska Real Property Appraiser Board at 9:02 a.m., in the Nebraska Real Property Appraiser Board meeting room located on the first floor of the Nebraska State Office Building, 301 Centennial Mall South, Lincoln, Nebraska.

B. NOTICE OF MEETING

Chairperson Hynek 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 email. Publication of official notice of the meeting appeared in the March 18, 2019 edition of the *Lincoln Journal Star*, a legal newspaper of general circulation in this state, as required by the Open Meetings Act. 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, 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 Benjamin Hynek of Lincoln, Nebraska, Thomas Luhrs of Imperial, Nebraska, Christopher Mustoe of Omaha, Nebraska, and Gary McCormick of North Platte, Nebraska, were present. Also present were Director Tyler Kohtz, Business and Licensing Specialist Allison Nespore, and Administrative Specialist Katja Duerig, who are all headquartered in Lincoln, Nebraska.

ADOPTION OF THE AGENDA

Chairperson Hynek 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. Board Member Mustoe moved to adopt the agenda as printed. Board Member McCormick seconded the motion. With no further discussion, the motion carried with Mustoe, McCormick, Luhrs, and Hynek voting aye.

Board Member Mustoe moved that the Board go into executive session for the purpose of reviewing applicants for credentialing; applicants for appraisal management company registration; investigations; pending litigation, or litigation which is imminent as evidenced by communication of a claim or threat of litigation; and employee performance evaluation. A closed session is clearly necessary to prevent needless injury to the reputation of those involved. Board Member Luhrs seconded the motion. The time on the meeting clock was 9:04 a.m. The motion carried with Mustoe, McCormick, Luhrs, and Hynek voting aye.

Board Member Luhrs moved to come out of executive session at 9:45 a.m. Board Member Mustoe seconded the motion. The motion carried with Mustoe, McCormick, Luhrs, and Hynek voting aye.

Break from 9:45 a.m. to 9:50 a.m.

G. WELCOME AND CHAIR'S REMARKS

Chairperson Hynek apologized for the delay in getting started and said, "Less is more." Roger Morrissey and Jack Rose, members of the public, were present. Also present were Kristi Klamet and Jenny Tidwell, Policy Managers for the Appraisal Subcommittee.

H. BOARD MEETING MINUTES

1. APPROVAL OF AMENDED JANUARY 17, 2019 MEETING MINUTES

Director Kohtz presented the amended January 17, 2019 meeting minutes to the Board. The Director informed the Board that the adjourn date was accidentally written as 2018 instead of 2019. Director Kohtz requested a motion to approve the amended minutes. With no further discussion, Chairperson Hynek called for a vote. Board Member Luhrs moved to adopt the amended January 17, 2019 meeting minutes as presented. Board Member Mustoe seconded the motion. The motion carried with Mustoe, McCormick, Luhrs, and Hynek voting aye.

2. APPROVAL OF FEBRUARY 21, 2019 MEETING MINUTES

Director Kohtz presented the February 21, 2019 meeting minutes to the Board for consideration, and brought attention to Section B titled, "Notice of Meeting." The Director informed the Board that notice of the meeting was to be printed in the February 18, 2019 edition of the *Lincoln Journal Star*. BLS Nespor conducted a follow-up check to ensure that publication was made in the paper, but could not find it. BLS Nespor contacted the Lincoln Journal Star to inquire about the location of the notice, and was informed that it was not published in error. Director Kohtz indicated that the language in Section B is amended to reflect this. The Director also informed the Board that he reported the situation to AAG Hart, and she is not concerned since the Board has the evidence that it requested that the notice be published, and the acknowledgement from the Lincoln Journal Star. Director Kohtz then indicated that more discussion regarding this topic would take place further down on the agenda. Chairperson Hynek asked for any additions or corrections to the February 21, 2019 meeting minutes. With no further discussion, Chairperson Hynek called for a vote. Board Member Luhrs moved to adopt the February 21, 2019 meeting minutes as presented. Board Member Mustoe seconded the motion. The motion carried with Mustoe, McCormick, Luhrs, and Hynek voting aye.

I. DIRECTOR'S REPORT

1. APPRAISER COUNT REPORT

Director Kohtz presented seven charts outlining the number of appraisers as of March 21, 2019. The Director reported that appraiser counts are trending upward, as they have been the past few months. Director Kohtz asked for any questions or comments. There was no further discussion.

2. TEMPORARY CREDENTIAL REPORT

Director Kohtz presented three charts outlining the number of temporary permits issued as of February 28, 2019. The Director noted the calendar year had restarted in January so there appears to be a sharp decline, but in reality, current trends are typical. The Director then asked for any questions or comments. There was no further discussion.

3. SUPERVISORY APPRAISER COUNT REPORT

Director Kohtz presented two charts outlining the number of supervisory appraisers as of March 21, 2019. He commented that trends were steady. The Director asked for any questions or comments. There was no further discussion.

4. AMC COUNT REPORT

Director Kohtz presented two charts outlining the number of AMCs as of March 21, 2019. The Director reported trends were steady, and informed the Board that the slight drop results from the more stringent federal requirements for AMCs. Director Kohtz declared that a decline in the number of registered AMCs is expected during the first couple of years that the new laws are in effect. Director Kohtz asked for any questions or comments. There was no further discussion.

J. FINANCIAL REPORT AND CONSIDERATIONS – MARCH 2019

1. APPROVAL OF FEBRUARY RECEIPTS AND EXPENDITURES

The receipts and expenditures for February were reviewed by the Director with the Board in the Budget Status Report. Director Kohtz informed the Board that he had nothing specific to note, and asked the Board for any questions related to the Budget Status Report. There was no further discussion.

The Director then brought attention to the General Ledger for February, and once again informed the Board that he had no comments. The Director asked for any questions or comments. There was no further discussion.

Director Kohtz presented three graphs showing expenses, revenues, and cash balance. For the Real Property Appraiser Program, which includes both the appraiser fund and the AMC fund, a total of \$24,629.98 in expenditures and \$8,741.38 in revenues were reported. The Director commented that 66.58% of the fiscal year had passed and the agency expenditures only amount to 47.01% of budgeted, which was a good thing. Director Kohtz added that the revenue total in February is 91.39% of projected, and revenues would likely exceed the projections for the fiscal year. Director Kohtz then remarked that the cash balance for the AMC fund is \$285,052.61, the Appraiser Fund is \$372,815.37, and the overall cash balance is \$657,867.98. The Director asked for any questions related to the graphs. There was no further discussion.

Board Member Mustoe moved to accept and file the February 2019 financial reports for audit. Board Member Luhrs seconded the motion. The motion carried with Mustoe, McCormick, Luhrs, and Hynek voting aye.

2. PER DIEMS

Director Kohtz requested a per diem payment in the amount of \$100.00 on behalf of Chairperson Hynek and Board Member Luhrs for representing the Board during advisory meetings with credentialing applicants. Chairperson Hynek thanked the Director and refused the per diem. Board Member Luhrs also refused the per diem, and said his garage parking receipt was not worth the per diem and thanked the Director. Director Kohtz asked if any other board members had a request for the Board to consider. There was no further discussion.

3. 2019-2021 BIENNIAL BUDGET UPDATE

Director Kohtz informed the Board that he testified before the Appropriations Committee on February 27, 2019. The Director informed the Board that he made a request for additional funding for database maintenance, which was in the original budget request, and for the costs associated with the new phone system. Director Kohtz reported that he witnessed a pattern by the Committee of not funding technology-based requests for many of the agencies that testified on the 27th. Director Kohtz indicated that no response has been received from the Committee yet, but was hopeful that the additional funding request would be approved. The Director also reported he had a conversation with the Legislative Fiscal Office about requesting a carryover appropriation of \$50,000 to the next biennium for the ongoing database projects. Director Kohtz indicated that if the request were approved by the Committee, only the amount required for the uncompleted portion of the projects would be carried over into the next biennium from the existing appropriation. The Director reminded the Board that the goal is to complete the projects during this fiscal year. Board Member Mustoe commented that the carryover appropriation seems reasonable under the circumstances. Chairperson Hynek thanked the Director for the update. There was no further discussion.

K. GENERAL PUBLIC COMMENTS

Jack Rose appeared before the Board and introduced himself as a Nebraska Certified Residential Real Property Appraiser, and an advocate for certified general applicant Cally Timm. Mr. Rose informed the Board that he was the supervisory appraiser for her residential experience, and Rodney Pokorski was her supervisory appraiser for non-residential experience. According to Mr. Rose, Ms. Timm submitted her experience log to the Nebraska Real Property Appraiser Board in November as part of her upgrade application. Yesterday, said Mr. Rose, Ms. Timm met with Board Member Luhrs for an advisory meeting. Mr. Rose declared that Mr. Pokorski and himself had a lengthy discussion about the meeting between Board Member Luhrs and Ms. Timm. Mr. Rose indicated that he is aware of three appraisal reports that were provided by Ms. Timm, and were reviewed as part of the application process. He said Steen Stone has reviewed Ms. Timm's work during the regular course of business, and he has been very complimentary of her work. Mr. Rose went on to say that he himself and Mr. Pokorski and agreed that the appraisal report, which was the basis for the advisory meeting, is in compliance with USPAP. Mr. Rose indicated that he understands that another one of Ms. Timm's reports may be selected for review by the Board. Mr. Rose then stated that he and Mr. Pokorski share the belief that Ms. Timm is a competent, hard-working appraiser, who is ready to work independently, and that he did not want any more delay in Ms. Timm's credentialing process. Chairperson Hynek thanked Mr. Rose for his comments, adding that the Board could not discuss any pending applications with the public. There were no other comments.

L. CONSIDERATION OF EDUCATION-INSTRUCTOR REQUESTS

AS Duerig presented the Appraisal Institute new continuing education activity titled “Business Practices and Ethics” to the Board for review. AS Duerig brought attention to the effective date on the AQB approval document, and informed the Board that the Appraisal Institute has requested that the effective date of the activity be April 14, 2019; the same as the activity’s AQB approval. Board Member Mustoe moved to approve the Appraisal Institute continuing education activity titled "Business Practices and Ethics" with the education activity number 2191408.02 for six hours, and the instructor for the activity, Steven Shockley, effective April 14, 2019. Board Member McCormick seconded the motion. The motion carried with Mustoe, McCormick, Luhrs, and Hynek voting aye.

Board Member Mustoe moved to approve the following education activities and instructors as listed:

NEW CONTINUING EDUCATION ACTIVITIES AND INSTRUCTORS

PlanIt Omaha

2019 Commercial Real Estate Summit (2191409.14) / 8 Hours – Jerry Slusky

McKissock, LLC

Focus on FHA Minimum Property Requirements – Live Webinar (2192410.03) / 4 Hours – Dan Bradley, Robert Frazier, Steve Maher, Robert McClelland, and Dale Shea

Seconded by Board Member Luhrs. Chairperson Hynek called for the vote. The motion carried with Mustoe, McCormick, Luhrs, and Hynek voting aye.

M. UNFINISHED BUSINESS

1. OPEN AT-LARGE REPRESENTATIVE OF FINANCIAL INSTITUTIONS POSITION

Director Kohtz reported the position has been filled by Wade Walkenhorst, who will be sworn in before the next regular meeting in April. The Director said he and Mr. Walkenhorst plan to have a board member orientation meeting during the week before the April meeting. Chairperson Hynek commented that this is great news.

2. ONLINE APPRAISER RENEWAL APPLICATION SUBMISSION PORTAL WITH ELECTRONIC PAYMENT

Director Kohtz informed the Board that progress has been made on the online appraiser renewal application submission portal with electronic payment, and reported that he and BLS Nespor met with Juli Jurgens and her team from the Office of the Chief Information Officer to discuss the specifics of the EFT/EFW payment function. The Director reported a significant number of checks and balances will be in place for the approval of the payment, and informed the Board that a questionnaire was also sent to him, which will begin the process of establishing the details for the process. The Director expressed satisfaction with the progress made on this project to date. BLS Nespor added that she and the Director also met with representatives from the Department of Revenue to discuss the specifics of the trap file, and the back end accounting tasks. Revenue indicated that their EFT/EFW payment function has been successful with no issues. Director Kohtz finished the report to the Board by thanking BLS Nespor for discussing the meeting with the Department of Revenue, and provided a summary of the process used by Revenue to process a payment through the EFT/EFW payment function. The Director asked for any questions or comments. There was no further discussion.

N. NEW BUSINESS

1. APPRAISAL SUBCOMMITTEE AUDIT REPORT (KLAMET AND TIDWELL APPEARANCE)

Kristi Klamet and Jenny Tidwell, policy managers with the Appraisal Subcommittee, appeared before the Board to give a presentation on the recent review completed by them. Ms. Klamet informed the Board that they spent two days in the office with staff conducting a review of the Board's programs for compliance with Title XI of FIRREA. Before this review takes place, staff collects and sends a lot of information to the policy managers. This process takes up a lot of staff time during the weeks leading up to the review. Policy Manager Klamet then gave an explanation as to who they are and what the Appraisal Subcommittee is and its purpose. The Appraisal Subcommittee conducts a review of each State's program once every two years; this is the first year of conducting a review of each state's AMC program. Occasionally, if there are issues, in-person visits with a state can be more frequent. Turnover in state program staff is another reason for more frequent visits. Ms. Klamet explained that this year, extra time was scheduled for the review because of the additional AMC program review. During the previous two days, the policy managers have been reviewing the Board's files and observing staff related to the twelve Policy Statements promulgated by the Appraisal Subcommittee, which includes appraiser statutes, regulations, policies and procedures; temporary practice; appraiser National Registry; application process; reciprocity; education; appraiser enforcement; AMC statutes, regulations, policies and procedures; AMC National Registry; AMC enforcement; and state sanctions. Policy Manager Klamet informed the Board that if a state is studying Policy Statement 12 concerning state sanctions, it is most likely already too late. Ms. Klamet also briefly explained what The Appraisal Foundation is and its importance to the review process.

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Policy Manager Klamet reported Nebraska's last ASC compliance review was in 2017, and Nebraska had received a "Good" rating. She reminded the Board of the two areas of concern related to one issue found at that time, which was the requirement that temporary permit holders had to complete a Nebraska law course; the ASC considered this a burdensome requirement. Ms. Klamet informed the Board that this area of concern was quickly corrected when the requirement was removed that year. Ms. Klamet then gave an overview of each policy statement, and explained what the policy managers look for in review of a state's appraiser and AMC programs. Policy Manager Klamet reminded the Board that the policy managers used to provide a preliminary report during the board meeting, but that is no longer the practice of the ASC due to respect for each state's confidentiality through the process until the ASC releases its final report. Ms. Klamet informed the Board that that there would be two separate reports when all is final, one for the Appraiser program, and one for the AMC program.

Policy Manager Klamet finished her report by informing the Board that preliminary report for each program would be provided to the Board during the next couple of weeks. The state will have sixty days to respond to any items out of compliance with Title XI. The state's response and preliminary report would then be presented to the committee; the findings become public at that time. Ms. Klamet couldn't say what the final report would contain this year, but she expects that the Board will be pleased. Ms. Klamet thanked the Board's staff for its cooperation and hard work. According to Ms. Klamet, although the AMC Policy Statements are new, Nebraska has their AMC program under control. Ms. Klamet also commented on the outstanding organization of, and level of detail included in, the electronic files, and indicated that this is an area policy managers struggle with in other states. Ms. Klamet reported that the review went so quickly that they didn't even need the extra day that they planned for. Policy Manager Klamet declared that she and Ms. Tidwell had asked staff for permission to share the Board's AMC forms with other states. Ms. Klamet once again expressed her appreciation to the Board's staff, and informed the Board that next time there would be a new policy manager due to the cycle process at the ASC. She said she had enjoyed her time in Nebraska and asked if the Board has any questions. Public member Jack Rose informed the policy managers that no education providers were connected to Veteran's Affairs, so veterans could not get their appraiser education paid for. He explained that his son had a disability from the first Iraq war and he was interested in becoming an appraiser, but he couldn't get help paying for his courses. Ms. Klamet stated that The Appraisal Foundation might have actually been looking into that recently; Ms. Tidwell agreed. Mr. Rose responded by saying that this would be helpful.

Chairperson Hynek thanked Ms. Klamet and Ms. Tidwell for their time and all Board Members agreed. Ms. Klamet and Ms. Tidwell expressed gratitude for the comments. Policy Manager Klamet also informed the Board that she received all of the Board's newsletters, adding that they are very informative. Director Kohtz asked Ms. Tidwell if she is also receiving them. Ms. Tidwell answered, "no". Director Kohtz said he would add her to the subscriber list. Ms. Klamet asked if anyone was going to the Spring AARO Conference. Chairperson Hynek said no, they trusted Director Kohtz to keep them up-to-date. Chairperson Hynek thanked Ms. Klamet and Ms. Tidwell again.

2. FBLA/FFA OPPORTUNITY INQUIRIES

Director Kohtz presented two emails to the Board for review, which were sent on behalf of the Board; one to the Future Business Leaders of America, and one to the Future Farmers of America. The Director informed the Board that purpose of each email was to inquire about opportunities for the Board to bring notice of the appraiser profession to each organization's membership. Director Kohtz reminded the Board that it set a goal at the 2018 strategic planning meeting to make an inquiry to these organizations for this purpose. The Director reported that he has not received a response from either organization to date, and that he does not intend to follow up with either organization; if a response is received, the Board will be notified. Director Kohtz finished by saying that this topic will appear on the strategic planning meeting agenda again for this year. There was no further discussion.

O. LEGISLATIVE REPORT AND BUSINESS

1. CURRENT LEGISLATION

Director Kohtz presented the second legislative report of the current session to the Board for review. The Director informed the Board he would provide a summary of the critical bills, but would not discuss any others unless a board member requested discussion.

LB12 – This bill was approved by the Governor on March 6, 2019. It will allow active duty military members to be licensed realtors without having to pay the licensing fee if they have a realtor's license in another state.

LB77 – This is the bill that was introduced on the Board's behalf to update the Real Property Appraiser Act. It was approved by the Governor on March 6, 2019.

LB258 – This bill was introduced at the request of the Nebraska Department of Banking and Finance. The Director explained that the bill updates cross-references to federal statutes and regulations, much like the Board must do with references to USPAP.

The Director asked for any questions or comments. There was no further discussion.

2. TITLE 298 UPDATE: No discussion.

3. OTHER LEGISLATIVE MATTERS: No discussion.

P. ADMINISTRATIVE BUSINESS

1. GUIDANCE DOCUMENTS: No discussion.

2. INTERNAL PROCEDURAL DOCUMENTS: No discussion.

3. APPRAISER FORMS AND PROCEDURES: No discussion.

Q. OTHER BUSINESS

1. BOARD MEETINGS

a. Publicized Notice of the Time and Place of Each Meeting

Director Kohtz presented Neb. Rev. Stat. § 84-1411 (1) found in the Nebraska Open Meetings Act to the Board for review. The Director informed the Board that he had a conversation with AAG Hart regarding the Lincoln Journal Star's failure to print the February meeting notice. During the conversation, AAG Hart brought attention to the publication requirements found in N.R.S. § 84-1411 (1), and stated that public meeting notices are not required to be published in a newspaper anymore. Director Kohtz reported that, as long as the meeting notice was made public on a reputable source, and method and source was recognized in the meeting minutes, it would be compliant with the Open Meetings Act. The Director added that administrative rule and disciplinary hearings would still be published in a newspaper under the Administrative Procedure Act. BLS Nespore presented the State of Nebraska Public Calendar, which showed meeting notices and other posts from other state agencies. The Director indicated that staff had posted the current meeting on the State of Nebraska Public Calendar as a test. The notice appeared yesterday, but by the time of the meeting, the calendar had rolled over to show the next day. BLS Nespore confirmed this. Director Kohtz asked for any questions or comments, then requested a motion to recognize the State of Nebraska Public Calendar as the location of official notice for board meetings. Board Member Luhrs moved to recognize the State of Nebraska Public Calendar found at www.nebraska.gov as the official location for notice of board meetings. Board Member Mustoe seconded the motion. The motion carried with Mustoe, McCormick, Luhrs, and Hynek voting aye.

2. CONFERENCES/EDUCATION: No discussion.

3. MEMOS FROM THE BOARD: No discussion.

4. QUARTERLY NEWSLETTER: No discussion.

5. APPRAISAL SUBCOMMITTEE: No discussion.

6. THE APPRAISAL FOUNDATION

a. ASB Public Meeting; April 5, 2019 – Kansas City, MO

Director Kohtz informed the Board that the next meeting of the Appraisal Standards Board of The Appraisal Foundation will be on April 5, 2019 in Kansas City, Missouri. There was no further discussion.

b. Fourth Exposure Draft of Proposed Changes for 2020-2021 USPAP

Director Kohtz presented the ASB's fourth exposure draft of proposed changes for 2020-2021 Edition of USPAP to the Board for review. The Director provided a summary of changes included in this exposure draft, and informed the Board that "Restricted Appraisal Report" was reinstated; some edits were made based on comments made to the ASB; the language "amount of information disclosed" was changed to "information disclosed" in the Scope of Work Rule; the language, "It is not sufficient for appraiser to simply maintain the skills and the knowledge they possess when they become appraisers. Appraisers must continuously improve their skills and knowledge to remain competent" was moved from Standards Rule 1-1 (a) to the Competency Rule; the previously proposed definitions, "At the Time of the Assignment," "Date of Report," and "Engagement" were all removed; revisions were made to "Appraisal," "Assignment Elements," "Assignment Results," "Credible," "Misleading," "Physical," "Characteristics," "State," "Summarize," "Valuation Service," and "Value;" the previously proposed definition, "Inspection" has been renamed "Personal Inspection"; revisions were made to Advisory Opinion #1 concerning sales history, and Advisory Opinion #36 concerning the identification and disclosure of client, intended use, and intended users; and Advisory Opinion #38 was created to address the content of an appraisal report and restricted appraisal report to replace Advisory Opinions #11 and #12. Director Kohtz asked for any questions or comments. There was no further discussion.

7. ASSOCIATION OF APPRAISER REGULATORY OFFICIALS: No discussion.

8. IN THE NEWS: No discussion.

Board Member Luhrs moved that the Board go into executive session for the purpose of reviewing applicants for credentialing; applicants for appraisal management company registration; investigations; pending litigation, or litigation which is imminent as evidenced by communication of a claim or threat of litigation; and employee performance evaluation. A closed session is clearly necessary to prevent needless injury to the reputation of those involved. Board Member Mustoe seconded the motion. The time on the meeting clock was 10:44 a.m. The motion carried with Mustoe, McCormick, Luhrs, and Hynek voting aye.

Board Member Luhrs moved to come out of executive session at 10:58 a.m. Board Member Mustoe seconded the motion. The motion carried with Mustoe, McCormick, Luhrs, and Hynek voting aye.

C. CONSIDERATION OF APPLICANTS FOR CREDENTIAL AS NEBRASKA REAL PROPERTY APPRAISER

Board Member Mustoe moved to take the following actions for the applicants as listed:

- CR19006R / Requirements for credentialing as a Certified Residential Real Property Appraiser approved as submitted. Authorize Director to issue credential upon completion of background check.**
- CG19005R / Approve as Certified General Real Property Appraiser.**
- CG19007R / Approve as Certified General Real Property Appraiser.**
- CG19008R / Approve as Certified General Real Property Appraiser.**
- CG19009R / Requirements for credentialing as a Certified General Real Property Appraiser approved as submitted. Authorize Director to issue credential upon completion of background check.**
- CG18022 / Request additional report of an improved agricultural property for review. The additional report may be a rewrite of an existing report or a new assignment.**
- CG18025 / Request one additional residential report and one commercial report for review. Request that applicant remove any advertisement of appraisal services within ten days of notification.**
- CG2018013R / Hold; file grievance for the alleged violation of Neb. Rev. Stat. § 76-2238 (2), (19). Investigation Number 19-02 assigned.**

Board Member Luhrs seconded the motion. Motion carried with Mustoe, McCormick, Luhrs, and Hynek voting aye.

D. REGISTRATION AS APPRAISAL MANAGEMENT COMPANY

Board Member Mustoe moved to take the following actions for the appraisal management companies listed:

- NE2019001 / Approve for Registration as an Appraisal Management Company**

Board Member Luhrs seconded the motion. Motion carried with Mustoe, McCormick, Luhrs, and Hynek voting aye.

E. CONSIDERATION OF DISCIPLINARY ACTIONS/ ENFORCEMENT MATTERS

Board Member Mustoe moved to take the following enforcement actions:

- 18-10 / Ongoing.**
- 19-01 / Ongoing.**
- 17-04 / Proceed with investigation for the alleged violation of Neb. Rev. Stat. §§ 76-2237 and 76-2238 (12), (15), (16).**
- 18-01 / Request Board selected report from submitted log for review.**

Board Member Luhrs seconded the motion. Motion carried with Mustoe, McCormick, Luhrs, and Hynek voting aye.

F. CONSIDERATION OF OTHER EXECUTIVE SESSION ITEMS

1. AMC MATTERS

The Board reviewed information pertaining to two organizations that may be in violation of the Appraisal Management Company Registration Act. Each organization's surety bond has been canceled.

Board Member Mustoe moved to take the following action for AMC matters:

NE2012067 / File grievance for alleged violation of Neb. Rev. Stat. § 76-3203 (2). Assign Investigation Number 19-03.

NE2016005 / File grievance for alleged violation of Neb. Rev. Stat. § 76-3203 (2). Assign Investigation Number 19-04.

Board Member Luhrs seconded the motion. Motion carried with Mustoe, McCormick, Luhrs, and Hynek voting aye.

R. ADJOURNMENT

Board Member Luhrs moved to adjourn the meeting. Board Member Mustoe seconded the motion. Motion carried with Mustoe, McCormick, Luhrs, and Hynek voting aye. At 11:04 a.m., Chairperson Hynek adjourned the March 21, 2019 meeting of the Real Property Appraiser Board.

Respectfully submitted,

Tyler N. Kohtz
Director

These minutes were available for public inspection on April 1, 2019, in compliance with Nebraska Revised Statute § 84-1413 (5).