

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

November 21, 2019 Meeting Minutes

A. OPENING

Chairperson Ben Hynek called to order the November 21, 2019 meeting of the Nebraska Real Property Appraiser Board at 9:00 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 on the State of Nebraska Public Calendar found at www.nebraska.gov on November 15, 2019. 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, Gary McCormick of North Platte, Nebraska, and Wade Walkenhorst of Lincoln, Nebraska were present. Also present were Director Tyler Kohtz, Business and Licensing Specialist Allison Nespor, 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 Luhrs seconded the motion. With no further discussion, the motion carried with Mustoe, McCormick, Luhrs, Walkenhorst, 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 Walkenhorst seconded the motion. The time on the meeting clock was 9:02 a.m. The motion carried with Mustoe, McCormick, Luhrs, Walkenhorst, and Hynek voting aye.

Board Member Mustoe moved to come out of executive session at 9:39 a.m. Board Member Luhrs seconded the motion. The motion carried with Mustoe, McCormick, Luhrs, Walkenhorst, and Hynek voting aye.

G. WELCOME AND CHAIR'S REMARKS

Chairperson Hynek greeted the public, and said "Sorry for the wait. As always, less is more." Diane Moore and Roger Morrissey were the only members of the public present.

H. BOARD MEETING MINUTES

1. APPROVAL OF OCTOBER 17, 2019 MEETING MINUTES

Chairperson Hynek asked for any additions or corrections to the October 17, 2019 meeting minutes. With no further discussion, Chairperson Hynek called for a vote. Board Member Mustoe moved to adopt the October 17, 2019 meeting minutes as presented. Board Member Walkenhorst seconded the motion. The motion carried with McCormick, Luhrs, and Walkenhorst voting aye. Board Members Hynek and Mustoe abstained.

I. DIRECTOR'S REPORT

1. APPRAISER COUNT REPORT

Director Kohtz presented seven charts outlining the number of appraisers as of November 21, 2019. The Director reported that trends had flattened after a good start to the year. He said this is typical, adding that applicants should pick up after the annual January drop-off. 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 October 31, 2019, and informed the Board that the current trend is on pace for a record year. 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 November 21, 2019. The Director informed the Board that trends were stable, and then 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 November 21, 2019. The Director informed the Board that he had no comments, and then asked for any questions or comments. There was no further discussion.

5. CREDENTIAL RENEWAL REPORT

Director Kohtz presented four charts outlining the credential renewals progress through November 20, 2019. Director Kohtz summarized each chart, and informed the Board that 42% of projected renewal applications have been received, which is slightly ahead of pace for this time last year. Of the 234 applications received, 203 have been processed. The Director commented that he hoped to see the percentage of projected renewal applications received at 70 or 80% by the December board meeting. Chairperson Hynek thanked the Director for his report. There was no further discussion.

J. FINANCIAL REPORT AND CONSIDERATIONS – NOVEMBER 2019

1. APPROVAL OF OCTOBER RECEIPTS AND EXPENDITURES

The receipts and expenditures for October were reviewed by the Director by line item with the Board in the Budget Status Report. Director Kohtz brought attention to the \$11,034.86 Data Processing Expense. The Director reported that this expense covers the work being done on the EFT payment function and online renewal application. Director Kohtz informed the Board that the online renewal application with EFT payment function was in the final stage of testing. The Director noted the \$515.00 Conference Registration expense and the higher than normal Travel Expenses, due to his attendance at the Fall AARO conference. Director Kohtz reported concerns regarding revenues for the second half of the fiscal year. Specifically, new Certified General New Fees and Certified Residential New Fees are below projections as we near the midpoint of the fiscal year, and there have been no revenues for Licensed Residential New Fees. The Director expressed surprise as the new qualifications criteria has been in place for a few months now. Director Kohtz added that a drop in applicants is typical during the last few month of the calendar year, so it is possible that an influx of new applicants may come after the first of the year. The Director informed the Board that this development is something to keep an eye on.

Director Kohtz reported, as of the end of October, expenses amount to 30.86 percent of the budgeted expenditures for the fiscal year; 33.70 percent of the fiscal year has passed. Revenues are currently at 21.87 percent of the projected revenues for the fiscal year. The Director asked for any questions or comments. There was no further discussion.

Director Kohtz then brought attention to the General Ledger for October. The Director noted a \$25.00 entry under Continuing Ed New Fees for, “NEBRASKA REALTORS ASSOCIATION.” He explained that the Nebraska Realtor’s Association had submitted an Application for Continuing Education, but withdrew it, so the Board refunded the application fee. Director Kohtz 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 \$33,438.93 in expenditures and \$35,041.91 in revenues were reported. The Director then remarked that the cash balance for the AMC fund is \$236,317.10, the Appraiser Fund is \$269,134.32, and the overall cash balance for both funds is \$505,451.42. Director Kohtz asked for any questions related to the graphs. There was no further discussion.

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

2. PER DIEMS

Director Kohtz informed the Board that he had no per diem requests for this meeting, and asked if any board members had a request for the Board to consider. There was no further discussion.

K. GENERAL PUBLIC COMMENTS

Chairperson Hynek asked for any public comments. With no comments, Chairperson Hynek proceeded to Education.

L. CONSIDERATION OF EDUCATION-INSTRUCTOR REQUESTS

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

NEW QUALIFYING EDUCATION ACTIVITIES AND INSTRUCTORS

Appraisal Institute

2020-2021 15-Hour National USPAP Course (1201101.02) / 15 Hours – Thomas Kirby

The Moore Group

2020-2021 15-Hour National USPAP Course (1201101.04) / 15 Hours –
Bradford Moore, Diane Moore

NEW CONTINUING EDUCATION ACTIVITIES AND INSTRUCTORS

Appraisal Institute

2020-2021 7-Hour National USPAP Update Course (2201101.02) / 7 Hours –
Joseph Palumbo

McKissock LLC

National USPAP Update (2020-21) (2201101.03) / 7 Hours – Dan Bradley, Wally Czekalski,
Charles Huntoon, Philicia Lloyd, Steve Maher, Larry McMillen, Dale Shea, Steve Vehmeier

2020-2021 7-Hour National USPAP Update Course (2202101.03) / 7 Hours – Dan Bradley

The Moore Group

2020-2021 7-Hour National USPAP Update Course (2201101.04) / 7 Hours –
Bradford Moore, Diane Moore

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

M. UNFINISHED BUSINESS

1. ONLINE APPRAISER RENEWAL APPLICATION SUBMISSION PORTAL WITH ELECTRONIC PAYMENT

Director Kohtz reported that the Online Appraiser Renewal Application Submission Portal with Electronic Payment is in the final testing stage, otherwise known as CAT testing. The Director noted that testing has slowed down because of appraiser and AMC renewal application volume, but the project is very close to being finished. The Director asked for any questions or comments. There was no further discussion.

2. OPEN 3RD CONGRESSIONAL DISTRICT CERTIFIED REAL PROPERTY APPRAISER REPRESENTATIVE POSITION

Director Kohtz reported that one additional application has been received for the open 3rd Congressional District Certified Real Property Appraiser Representative position; two to date. The Director informed the Board that he provided the feedback from the October meeting to the Governor's office, and reminded board members to let him know if there were any additional comments or feedback concerning this appointment. Board Member Luhrs expressed support for the additional candidate and noted the experience difference between the two candidates. The Board agreed that either candidate appears to be a good fit. Director Kohtz said he would pass this feedback on to the Governor's office, and inform the Governor's office that the Board is comfortable with an appointment being made.

N. NEW BUSINESS: No discussion.

O. LEGISLATIVE REPORT AND BUSINESS

1. PROPOSED CHANGES TO REAL PROPERTY APPRAISER ACT

a. Summary of Proposed Legislation

Director Kohtz presented the document titled, "2020 Proposed Legislation Summary (REQ04001)" to the Board for review. The Director informed the Board that this document was prepared for public review as a complement to REQ04001. It provides an easy to read format, which includes the location of each change in REQ04001, and some background on each change. The Director asked for any questions or comments. There was no further discussion.

b. Request for Comments and Responses

Director Kohtz presented pages O.5 through O.18 to the Board, which contained the Director's requests for comments and responses for REQ04001. Director Kohtz reported that no opposition or recommended changes were received. The Director informed the Board that the next step is to approve the requisition for introduction as a legislative bill. There was no further discussion.

c. REQ04001_October 10, 2019

Director Kohtz presented REQ04001_October 10, 2019 to the Board for consideration. With no discussion, Board Member Luhrs moved to approve REQ04001_October 10, 2019 for introduction as a legislative bill and authorize Director Kohtz to obtain sponsorship. Board Member Walkenhorst seconded the motion. The motion carried with Mustoe, McCormick, Luhrs, Walkenhorst, and Hynek voting aye.

2. TITLE 298 UPDATE

Director Kohtz reported that the Title 298 Update was still being reviewed by the Governor's Policy and Research Office. The Director remarked that he had followed up with the office twice this month and has not received a response. Director Kohtz informed the Board he has made the GPRO aware that the Board is ready to move forward and are awaiting their comments. Director Kohtz asked for any questions or comments. There was no further discussion.

3. OTHER LEGISLATIVE MATTERS: No discussion.

P. ADMINISTRATIVE BUSINESS

1. GUIDANCE DOCUMENTS

a. 19-04: Investigation of a Grievance When Subject Report is Involved in Litigation

Director Kohtz presented guidance document 19-04 titled, “Investigation of a Grievance When Subject Report is Involved in Litigation” to the Board for review. The Director reported that, based on a previous discussion, the Board wanted more latitude in determining how to handle such grievances. Director Kohtz continued by informing the Board that the purpose of the proposed Guidance Document 19-04 is to ensure that a grievance is properly analyzed on the merits of alleged appraiser misconduct or wrongdoing, and not due to a dispute of value, for matters involved in litigation. Chairperson Hynek remarked that the evidence of a valuation dispute should always be analyzed if such analysis is in the best interest of the respondent, the Board, and the public. Discussion gravitated to disputes that solely concern the valuation of property in which the subject report is not involved in litigation. The Board concluded that if the subject appraisal report is, or is not, involved in litigation, evidence of a valuation dispute should be analyzed prior to the Board’s review as specified in 298 NAC Chapter 8, § 002.03D, if such analysis is in the best interest of the respondent, the Board, and the public. Director Kohtz was asked to develop a guidance document that provides for Board review of a grievance prior to the respondent being notified in writing when a member of the Board recognizes a dispute of value. The Board also requested that the new guidance document and the proposed Guidance Document 19-04 be discussed together at the December 2019 meeting due to the overlap of subject matter.

Chairperson Hynek granted public member Roger Morrissey permission to speak. Mr. Morrissey raised a concern that an appraiser’s errors and omissions insurance would need to be notified once an appraiser knows about a grievance. He asked how this document would affect that. Board Member Mustoe replied that the idea of the proposed guidance document is to allow the Board to look at a grievance up front to determine if it is value dispute or a valid grievance. According to Board Member Mustoe, this discussion is to establish that the Board’s intent is to dismiss a value dispute grievance before the appraiser is notified. Board Member Mustoe added that the proposed guidance document may keep the Board from being brought in to ongoing litigation, or from having to hold a grievance for extended period while ongoing litigation is resolved. Director Kohtz remarked that the Board’s previous guidance document on the subject required that these grievances be held until the litigation case is resolved; the proposed guidance document would allow the Board to dismiss a grievance right away if no evidence exists to support violation of the Act, Title 298, or USPAP. Mr. Morrissey thanked the Board. Chairperson Hynek tabled discussion until the December meeting.

2. INTERNAL PROCEDURAL DOCUMENTS: No discussion.

3. FORMS AND PROCEDURES

a. Nebraska Real Property Appraiser Credentialing

i. Application for Nebraska Certified Residential Real Property Appraiser Credential

Director Kohtz presented the Application for Nebraska Certified Residential Real Property Appraiser Credential to the Board for consideration. The Director informed the Board that some minor changes were made and turned discussion over to BLS Nespor. BLS Nespor reported that a clarification that experience logs be submitted with a cover sheet was added, and an option for the bachelor's degree as required education, which was missed when the application changed over from its previous version for all credential types, was added. Board Member Mustoe asked if this application will one day be available online. Director Kohtz replied that temporary permits and AMC renewals would likely be the next logical steps for electronic applications due to volume, but the goal is to eventually develop a system that includes initial credential applications as well. The Director indicated that future online applications would be a good strategic planning discussion. The Director asked for any more questions or comments. There was no further discussion. Board Member Luhrs moved to approve the Application for Nebraska Certified Residential Real Property Appraiser Credential as presented. Board Member Walkenhorst seconded the motion. The motion carried with Mustoe, McCormick, Luhrs, Walkenhorst, and Hynek voting aye.

b. Education Applications

Director Kohtz presented the following four education applications to the Board for consideration:

- i. Application for Continuing Education
- ii. Application for Continuing Education Renewal
- iii. Application for Qualifying Education
- iv. Application for Supervisory Appraiser and Trainee Course

The Director informed the Board that the documents were updated according to rule and statute changes that occurred this year. Director Kohtz continued by declaring that changes were made to the Application for Continuing Education and the Application for Qualifying Education to address documentation required for resubmissions of an approved activity. Only the activity materials that changed since an activity was originally approved are required for a resubmission, whereas previously, all materials were to be submitted. The Director stated that the Application for Continuing Education Renewal was simplified so that only the application and fee are required for renewal of a continuing education activity, not all course materials, as was previously required. Finally, all instances of "seven hour" were removed from the Application for Supervisory Appraiser and Trainee Course. Board Member Luhrs moved to approve the four Education Applications as presented. Board Member Mustoe seconded the motion. The motion carried with Mustoe, McCormick, Luhrs, Walkenhorst, and Hynek voting aye.

Q. OTHER BUSINESS

1. BOARD MEETINGS: No discussion.

2. CONFERENCES/EDUCATION

a. Kohtz Fall AARO Conference Report

Director Kohtz attended the Fall AARO Conference October 18th through 21st in Washington, D.C. Much of the discussion centered on the ASC grant program, residential evaluations and appraisals, trainee progress monitoring, AMC Final Rule compliance, bifurcated/hybrid appraisal compliance, modernization of Title XI, and perspectives on background checks. The Director noted the following highlights:

- The Appraisal Subcommittee reported that all states are participating in the AMC Registration and Supervision Program, and that the average panel size for an AMC is 710 appraisers, and the average number of AMCs per state is 120.
- The Appraisal Foundation expressed concern about the Federal dilution of Title XI, and indicated that the federal financial regulatory agencies have made thirteen carve-outs of what is a “Federally Regulated Transaction.” Current Federal legislation adds trainees to the ASC National Registry, expands the entities eligible to receive ASC grants to include non-profits and institutions of higher education, allows for adjustment of AMC fees by the ASC, and requires additional disclosure of AMC fees.
- The AQB provided a summary of the “Practical Applications of Real Estate Appraisals” (often referred to as “PAREA”). PAREA is being developed as an alternative method of gaining real estate appraisal experience with the goal being to emulate actual appraisal experience utilizing computer-based learning, video gaming, video tutorial, virtual assistance, and virtual reality. PAREA will provide a broad-based and consistent training, and will include Licensed Residential (100% of required experience for LR, 67% for CR, and 33% for CG) and Certified Residential modules (100% of required experience for LR and CR, and 50% for CG). There will be no partial credit granted, and the participants will be required to complete a minimum of three USPAP-compliant appraisal reports for each module.
- A presentation was given on the new ASC Grants Office, which included a brief description of the grant process, who is eligible to receive a grant, allowable activities, and monitoring and oversight. Investigator training for AMC compliance, recruitment and training related to appraiser shortages, and technology upgrades were mentioned as potential projects.

- A presentation was given on how evaluations co-exist in a USPAP world. According to USPAP everything is an appraisal, but the interagency guidelines allow for products not called appraisals, which establishes a disconnect in the industry. Currently, ten states exempt appraisers from USPAP for evaluations. In states in which appraisers are not exempt from USPAP compliance, evaluations may be completed in conformance with USPAP.
- A presentation was given on the potential modernization of Title XI, and centered on the development of a nationwide appraiser and AMC licensing system. According to the presenter, the ASC's UID system could provide a catalyst for such a project to manage new and renewal applications, obtain temporary practice permits and reciprocity documents, house all education history, and provide a portal for interaction. States' rights and federal law are the primary barriers to implementing such a system. Homogenizing background checks for all states was also discussed.
- A discussion took place regarding the different perspectives on background checks between the AMC and the regulator. The AMC would like to see background checks become a universal aspect of registration among all states, in which all background checks could be shared by all the states. The details and the requirements that go into maintaining a criminal history record check program would make it difficult for regulators to develop such a system among all states.

Director Kohtz asked for any questions or comments. Chairperson Hynek thanked the Director for his report. There was no further discussion.

3. MEMOS FROM THE BOARD: No discussion.

4. QUARTERLY NEWSLETTER

a. Fall 2019 Edition of The Nebraska Appraiser

Director Kohtz presented the Fall 2019 edition of The Nebraska Appraiser to the Board for consideration. The Director asked for any questions or comments. With no discussion, Board Member Luhrs moved to approve the Fall 2019 edition of The Nebraska Appraiser as presented. Board Member Walkenhorst seconded the motion. The motion carried with Mustoe, McCormick, Luhrs, Walkenhorst, and Hynek voting aye.

5. APPRAISAL SUBCOMMITTEE: No discussion.

6. THE APPRAISAL FOUNDATION

a. Board of Trustees Meeting; April 30 – May 2, 2020 – Atlanta, GA

Director Kohtz announced that The Appraisal Foundation Board of Trustees' next meeting would be held on April 30 – May 2, 2020, in Atlanta, Georgia. The Director asked for any questions or comments. There was no further discussion.

b. TAF Appraisal Standards Board

i. Standards Board Hears Diverse Opinions about Evaluations at Public Hearing

Director Kohtz presented the TAF publication titled “Standards Board Hears Diverse Opinions about Evaluations at Public Hearing” to the Board for review. The Director reported that the ASB deviated from its standard meeting format, implementing a Congressional-style hearing with three panels of expert witnesses. The three panels included constituents from lenders and financial institutions, state appraiser regulators, and professional appraiser organizations. John Brenan, Vice President, Appraisal Issues for The Appraisal Foundation said, “Every point from leveling the playing field for appraisers, to bringing clarity to a confused marketplace, to protecting state’s rights, and the impact on homebuyers was presented and discussed.” So far, Director Kohtz stated, the ASB has made no decision about establishing standards for evaluations. Director Kohtz asked for any questions or comments. There was no further discussion.

ii. ASB Public Meeting: Appraisal Standards in USPAP

Director Kohtz presented the TAF publication titled “ASB Public Meeting: Appraisal Standards in USPAP” to the Board for review. The Director indicated that this publication concerns the same matter as the previous agenda item, but more details are included. Director Kohtz shared the following highlights from the article:

- Lenders and financial institution contractors, who have decades of experience with evaluations, indicate that their institutions follow the Interagency Guidelines and use evaluations judiciously. Some believe that standards for evaluations could improve consistency; others think new standards are unnecessary and would add a layer of confusion.
- In some states, evaluations are not subject to state regulatory authority. Regulators expressed concern that consumers may be harmed by an increased use of evaluations.
- Appraisal groups reported that evaluations are generally not performed by licensed or certified appraisers. Sometimes this is because appraisal management companies find it simpler to hire non-appraisers, avoiding the complexity of differing state requirements. In other cases, appraisers are uncertain about how to do so and fearful about how state regulators might interpret requirements for evaluations.
- Many appraisers oppose any change to the USPAP definition of appraisal and do not want USPAP standards to be “watered down.” They worry that consumers, politicians, and reporters may not understand the difference between an evaluation and a USPAP-compliant appraisal and predict that public trust in all valuations may be adversely impacted “...when the next crash occurs, resulting in significant foreclosures and bank losses.”

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

iii. ASB Q&A: October 2019

Director Kohtz presented The Appraisal Foundation USPAP Q&A issued on October 31, 2019, to the Board for review. The Director reported that two questions were discussed in the document. The Director read the first question, “The subject property was transferred within three years prior to the effective date from the existing owner of record into a trust for this same owner. Is this non-monetary transfer part of the sales history of the property, and does Standards Rule 1-5(b) apply?” Director Kohtz stated that The Appraisal Foundation’s answer was “Yes.” The Director read the second question, “The assignment is to provide an “Opinion of Anticipated Sales Price” with a stipulated marketing time not to exceed 120 days after the effective date. Is this really an appraisal?” Again, Director Kohtz stated that The Appraisal Foundation’s answer was “Yes.” The Director asked for any questions or comments. There was no further discussion.

iv. ASB Public Meeting; April 3, 2020 – San Antonio, TX

Director Kohtz announced that The Appraisal Foundation’s Appraisal Standards Board next meeting would be held on April 3, 2020, in San Antonio, Texas. The Director asked for any questions or comments. There was no further discussion.

c. TAF Appraiser Qualifications Board

i. AQB Public Meeting; February 7, 2020 – San Diego, CA

Director Kohtz announced that The Appraisal Foundation’s Appraiser Qualifications Board next meeting would be held on February 7, 2020, in San Diego, California. The Director 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.

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:

- T19016 / Approve as Trainee Real Property Appraiser. Send advisory letter.**
- CR19013 / Education and experience accepted. Approve to sit for exam, and authorize Director to issue a credential as a Certified Residential Real Property Appraiser upon successful completion of exam.**
- CG18022 / Deny.**

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

D. REGISTRATION AS APPRAISAL MANAGEMENT COMPANY

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

- NE2012037 / Approve renewal of Appraisal Management Company registration.**
- NE2018007 / Approve renewal of Appraisal Management Company registration.**

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

E. CONSIDERATION OF COMPLIANCE MATTERS

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

- 19-17 / Dismiss without prejudice.**
- 19-16 / Dismiss without prejudice.**

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

F. CONSIDERATION OF OTHER EXECUTIVE SESSION ITEMS

1. PERSONNEL MATTERS: No discussion.

2. T2018004: REQUEST FOR INDIVIDUALIZED PROGRAM OF CONTINUING EDUCATION

The Board reviewed a request for an individualized program of continuing education. T2018004 requested that a bachelor's degree or higher in real estate from an accredited degree-awarding college or university that has had all or part of its curriculum approved by the Appraiser Qualifications Board as required core curriculum or the equivalent as determined by the Appraiser Qualifications Board be used as continuing education. In accordance with Neb. Rev. Stat. § 76-2236 (6), Board Member Mustoe moved to adopt a program of continuing education for T2018004 for the 2018-2019 continuing education cycle approving any education course completed at an accredited degree-awarding college or university that has had all or part of its curriculum approved by the Appraiser Qualifications Board of The Appraisal Foundation as required core curriculum or the equivalent as determined by the Appraiser Qualifications Board as continuing education; all other continuing education requirements apply; and, the Director will establish the conditions for administration of the individualized program of continuing education. Board Member Luhrs seconded the motion. Motion carried with Mustoe, McCormick, Luhrs, Walkenhorst, and Hynek voting aye.

R. ADJOURNMENT

Board Member Luhrs moved to adjourn the meeting. Board Member Walkenhorst seconded the motion. Motion carried with Mustoe, McCormick, Luhrs, Walkenhorst, and Hynek voting aye. At 10:25 a.m., Chairperson Hynek adjourned the November 21, 2019 meeting of the Real Property Appraiser Board.

Respectfully submitted,

Tyler N. Kohtz
Director

These minutes were available for public inspection on December 6, 2019, in compliance with Nebraska Revised Statute § 84-1413 (5).