

Minutes of the  
Idaho Real Estate Appraiser Board  
April 15, 2002

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APPROVED BY THE BOARD.**

The Idaho Real Estate Appraiser Board meeting was called to order at 8:35a.m., Monday, April 15, 2002 at the Bureau of Occupational Licenses, Owyhee Plaza, 1109 Main Street, Suite 220, Boise, Idaho.

Roll Call: Stanley Moe, Chairman  
Paul Morgan, Vice Chairman  
Gordean Briggs, Board Member  
Doyle Pugmire, Board Member

Bureau Staff: Rayola Jacobsen, Bureau Chief  
Budd A. Hetrick, Jr., Deputy Bureau Chief  
Roger Hales, Administrative Attorney  
John Kersey, Chief Investigator  
Roger Gables, Deputy Attorney General  
Dee Ann Randall, Administrative Secretary

Ruby Stroschein, board member, absent, excused.

Minutes

Moved by Paul Morgan, seconded by Doyle Pugmire and carried that the minutes of the February 11, 2002 board meeting be approved.

Rayola Jacobsen

Ms. Jacobsen informed the Board that their proposed rules were approved by concurrent resolution and are effective March 13, 2002. HB427 passed and will be effective July 1, 2002.

The Board was informed that the Bureau is looking into changing the renewal date for licensees to either their birth date or date of licensure. Discussion was held regarding continuing education cycle. No decision made.

George Andrade

George Andrade met with the Board to discuss his education and experience and how this may meet the requirements for real estate appraiser licensure. The Board will notify Mr. Andrade in writing of their decision.

### Executive Session

Moved by Doyle Pugmire, seconded by Paul Morgan and carried the Board goes into executive session to discuss possible litigation. The time being 9:45 a.m.

Moved by Paul Morgan, seconded by Gordean Briggs and carried the Board comes out of executive session at 11:00 a.m.

It was the decision of the Board that Roger Hales notify George Andrade informing him that the Board does not have the power or authority to bypass the real estate appraiser laws or rules, and therefore he must meet the requirements for licensure as set forth in the laws and rules and advising him of the requirements he has met.

### Complaint Report

Moved by Gordean Briggs, seconded by Paul Morgan that the Board authorize Mr. Gables to proceed with a consent order on case REA-P3-02A-99-024 whereby the respondent's license is suspended for a minimum of 30 days and Respondent is ordered to pay \$1,000 fine and \$250 in attorney fees and investigative costs, take either a property inspection course or a residential cost approach course in addition to continuing education required to maintain licensure, and is place on probation for one year. Doyle Pugmire recused himself from this case.

Moved by Doyle Pugmire, seconded by Paul Morgan and carried the Board authorizes Mr. Gable to proceed with a consent order on case number REA-L1A-01-00-020 to suspend the license for a minimum of 30 days and pay \$1,000 fine and \$250 in attorney fees and investigative costs, take a USPAP course in addition to continuing education required to maintain licensure, and be placed on probation for one year.

Moved by Doyle Pugmire, seconded by Paul Morgan and carried that the Board authorizes Mr. Gables to enter into a consent order on case numbers REA-L3-03-00-027 and REA-L3-03-01-018 to suspend the license for a minimum of 30 days, suspension stayed, running concurrently with a one year probation, pay \$1,500 fine and \$250 attorney fees, take a USPAP course in addition to continuing education required to maintain licensure.

REA-S1-02A-01-012; REA-S2C-02A-99-028; REA-S2C-02A-99-029; REA-S1-02A-01-013; REA-S1-02A-01-014; REA-S1-02A-01-015; REA-S1-02A-01-016 and REA-S1-02A-01-017 – Moved by Gordean Briggs, seconded by Paul Morgan and carried, that the Board authorizes Mr. Gables to enter into a consent order: 1) the non-supervisory license (licensed residential) is suspended for a minimum of 120 days with 60 days suspended and pay \$2,000 fine and \$500 in attorney fees and investigative costs; 2) the supervisory licenses (the certified residential appraisers) are suspended for a minimum of 120 days with 30 days suspended and each is ordered to pay \$2,000 fine and \$500 in attorney fees and investigative costs; 3) each respondent is ordered to take a 15 hour USPAP course in

addition to continuing education required to maintain licensure, and 4) each Respondent is placed on probation for one year. Doyle Pugmire recuses himself of this case.

REA-P3-01-99-020 – Moved by Doyle Pugmire, seconded by Paul Morgan and carried that the Board authorize Mr. Gables to enter into a consent order whereby the respondent receives a stipulated reprimand and pay \$500 in fines and \$250 attorney fees and investigative costs.

REA-L3-02A-98-029 & REA-L1A-02A-00-012 – Moved by Doyle Pugmire, seconded by Paul Morgan and carried that the Board authorizes Mr. Gables to enter into a consent order to suspend the license for a minimum of one year with ten months stayed, pay \$4,000 fine \$2,000 stayed and \$250 attorney fees and investigative costs, take a 15 hour USPAP course in addition to continuing education required to maintain licensure and probation for one year.

REA-L3-01-00-003 & REA-P3-01-01-006 – Moved by Doyle Pugmire, seconded by Paul Morgan and carried that the Board authorizes Mr. Gables to enter into a consent order whereby respondent receives a stipulated reprimand, pay \$500 to \$1000 fine and \$750 attorney fees and investigative costs and one year probation.

Moved by Stan Moe, seconded by Gordean Briggs and carried that the Board recommends remanding the case of William Votaw back to the hearing officer for a complete transcription of the hearing.

Mr. Kersey reported that for fiscal year 2002 twenty-one (21) complaints have been received. Of those eighteen (18) remain open and under investigation.

Twenty-one (21) complaints have been received for the year 2001. Of those, four (4) are under investigation the remaining are under legal review.

Thirty (30) complaints were received for the year 2000. Of those six (6) remain under investigation. Eleven (11) are under legal review.

Forty-seven (47) complaints were received in 1999. Three (3) are being scheduled for an administrative hearing. Nineteen (19) are under legal review.

Thirty-seven (37) complaints were reviewed in 1998. Seven (7) are being scheduled for administrative hearing. Two (2) are under legal review.

Thirty-two (32) complaints were received in 1997. Three (3) are being scheduled for an administrative hearing.

### Continuing Education

American Society Of Farm Managers And Rural Appraisers – Washington Chapter  
“Spring Meeting 2002: Agricultural Property Development And Private Property Rights”

Requesting 10 hrs. CE - Approved for 4 hours CE

Idaho State Tax Commission

Summer Appraisal School

“Appraisal Review”: approved for 14 hours CE

“Commercial Appraisal; Bank Valuation, Convenience Store, Restaurant” - Approved for 7 hours CE per a day or 21 hours CE for attending all three days.

National Business Institute

“Major Land Use Law In Idaho” - Approved for 7 hrs. CE.

Foundation Of Real Estate Appraiser (Frea) - Ross Acheson

“F.H.A. Appraising “ Home Study Course - Approved for 25 hours CE.

“Modern Principals And Standards Of Real Estate Appraising” Home Study Course  
Approved for 31 hours CE.

Montana Real Estate Institute – David Shoemaker

“Home Inspection” - Approved for 30 hours pre-licensure and CE.

“Advanced Writing Skills-Communicating The Appraisal”- Approved for 15 hour  
Pre-licensure and CE.

“Fundamentals Of Real Estate Appraisal I”- Approved for 30 hours pre-licensure and  
CE.

“Uniform Standards Of Professional Appraisal Practice 2002 National Course”-  
Approved for 15 hours pre-licensure and CE.

“Fundamentals Of Real Estate Appraisal II” - Approved for CE - not approved for Pre-  
Licensure. Sponsor needs to submit more data to document basic course level.

The Chicopee Group – Carl Dutch

“Appraising Small Residential Income Properties” - Approved for 16 Hours Pre-  
Licensure or 15 Hours CE.

“The Fundamentals Of Real Estate Appraisal” - Approved For 32 Hours Pre-Licensure  
only, no CE hours.

“Applied Residential Appraisal Techniques I” - Approved for 16 Hours Pre-Licensure  
and CE.

“The Impact Of Real Estate Financing On Appraisal” - Approved for 8 hours CE

“The Cost Approach Revisited” - Approved for 8 Hours CE.

“The Income Approach Revisited” - Approved for 8 Hours CE.

“Professional & Technical Compliance With USPAP IX” Requesting 4 Hours CE was  
not approved.

Lee & Grant Company – Stephen G. Patten

“Uniform Standards Of Professional Appraisal Practice (USPAP)” - Not approved for  
Pre-Licensure and CE.

“From The Appraiser To The Underwriter”- Gordean Briggs to review course material  
for recommendation and approval. Not approved at this time.

Mykut Real Estate School course “Appraisal Methods” - Approved as an advanced course for certified residential and certified general classifications through April, 2006.

#### AARO Conference

The AARO Conference is to be held in Seattle, Washington April 27 – 30, 2002. If Paul Morgan can make the arrangements, he will attend this meeting.

#### Distance Education

The Board adopts as policy the new distance education criteria as adopted by the Appraiser Qualifications Board.

#### Applications Reviewed

The Board approved five (5) applications for examination and deferred one (1) application.

Moved by Gordean Briggs, seconded by Stan Moe that the certified residential application of Monty Egbert be approved as minimally competent in meeting the requirements and he is eligible for the certified residential examination. Paul Morgan recusing himself and Doyle Pugmire voting no.

The Board authorized the issuance of the following certificates/licenses to these individuals having met the educational and experience requirements and passing an examination required by the Board.

Meeting adjourned at 3:00 p.m.