

Minutes
South Carolina Real Estate Appraisers Board
Synergy Business Park, Kingstree Building
110 Centerview Drive, Room
May 3, 2007

Members attending: Herbert R. Sass, III, Chairman; Charles Stone, Vice Chairman; Rhonwen Newton, Secretary; Nancy Johnson; and Carlton Segars

Members absent: Chris Cochran

Staff attending: Robert L. Selman, LLR Assistant Deputy Director; Jay Pitts, Administrator; Ann Parris, Administrative Assistant; Laura Smith, Investigator; James Saxon, LLR Staff Counsel; Sheridan Spoon, LLR Staff Counsel and Rick Wilson, LLR Staff Counsel.

Others: Duey Acton; Curtis West; and Joe Woods

Chairman Sass called the meeting to order at 10:10 AM and stated for the record the following South Carolina Freedom of Information statement. Public notice of this meeting was properly posted at the Real Estate Appraisers Board office, Synergy Business Park, Kingstree Building, Columbia, South Carolina, and provided to all requesting persons, organizations, and news media in compliance with Section 30-4-80 of the South Carolina Freedom of Information Act. A quorum was present at all times.

Chairman Sass introduced board members and staff.

Approval of Minutes – February 8, 2007

The minutes of the February 8, 2007 were approved as written on motion of Mr. Segars and second of Mr. Stone.

Management Update – Jay Pitts, Administrator

Mr. Pitts reported that there had been a couple of issues regarding the Regulations but that staff had been successful in resolving those matters without making significant changes. He said the Regulations are set to time out March 2008 and that is satisfactory with the Board since the Appraisers statute was in place.

Appraisal Subcommittee (ASC) Field Review

Mr. Pitts stated that the Board had received a letter from Virginia M. Gibbs, Chairman, Appraisal Subcommittee (ASC) stating that following the audit performed in February that the South Carolina Appraisers program is in compliance with Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989. Mr. Pitts stated that the minutes of the February 8, 2007 reflected the high marks the Board received from the team who performed the audit, Jenny Tidwell and Denise Graves.

Update - Transition of Appraisal Qualifying Courses - Beau Tiller

Mr. Tiller said a very important part concerning the AQB changes in January is communication. He discussed procedures the staff will be implementing to notify all appraiser licensees of the changes that will be effective January 1, 2008.

- (1) website – pertinent information that licensees need to know
- (2) email – licensees with email addresses will receive pertinent information

- (3) renewal notices – notices will be mailed May 14. Notice will include a letter outlining changes that will be taking place in 2008

He also discussed two matters that may create some questions concerning the deadline of January 1, 2008.

- (1) January 1, 2008 is the deadline that will allow licensed appraisers to supervise apprentice appraisers/trainees. The SC statute and the Regulations states that after that date, only Certified appraisers will be allowed to supervise apprentices or trainees. Mr. Tiller stated that information has been disseminated numerous times over the past three years and will be restated before the end of this year.
- (2) Mr. Tiller said courses are good for five years. He explained that now when an application is processed, if a course is older than five years, then the applicant has to go take a current course. However, after January 1, 2008, if a course is outside the five-year time frame, then the applicant will come under the new expanded education curriculum.

Discussion was held on what happens to apprentice appraisers after January 1, 2008, that no longer have a supervisor due to the new criteria. Mr. Tiller stated that there has been constant notification of the change which has allowed plenty of time for the apprentices to obtain a new supervisor and notification will continue.

In closing, Mr. Tiller stated that the education staff will begin evaluating all courses in August of this year.

Chairman Sass commended Beau Tiller on the untiring, excellent work he has done over the past three years to get the Board ready for the curriculum changes. He expressed his personal appreciation as well as the Board's appreciation for his diligence in this matter.

Vice Chairman Stone – Property Values for Tax Appeals

Vice Chairman Stone stated he has a concern about a practice he is seeing regarding unlicensed people with no appraisal training who are advertising and producing property value reports for tax appeals. He said this is a practice that is going on and questioned how this can be done without a license. Ms. Smith stated that a formal complaint should be sent to the Appraisers Board OIE office.

Chris Cochran/Kenneth Cochran Hearings

The Cochran hearings were heard by Board appointed Hearing Officer, Tommy Hartnett, on March 26, 2007. Mr. Pitts stated as soon as the transcripts and the recommendations are received by staff that Board members would be notified. A date to review the recommendations would be set after this information is received.

Board Member Appointments – Jay Pitts

Mr. Pitts stated he has been in communication with the Governor's Office regarding vacant seats on the Appraisers Board. He said there are two appointees that are awaiting Senate confirmation.

Two –Year Renewal Cycle

Chairman Sass asked if the two-year renewal cycle became effective this renewal period. Mr. Pitts said it did.

AARO Conference – Mr. Pitts said Carlton Segars will be leaving following today’s meeting to attend the AARO Conference in St. Petersburg, Florida.

Old Business – There was no old business.

New Business – There was no new business.

Adjourn

Motion: The meeting adjourned at 10:50 a.m. on motion of Ms. Newton and second of Vice Chairman Stone. Motion passed.

Meeting Reconvened

Chairman Sass reconvened the meeting at 10:55 am. He stated he failed to express the Board’s sincere appreciation to Rick Wilson, LLR Staff Counsel, who has acted as the advice counsel for the Appraisers Board for many years. He stated the Mr. Wilson has done an excellent job and he would be missed greatly. He wished him good luck upon his retirement. Mr. Wilson thanked the Board and said he had enjoyed working with the Board and staff over the years.

Clarification– Jay Pitts

Mr. Pitts stated he would like to clarify his response to the Chair’s inquiry as to when the two-year renewal cycle began. Mr. Pitts said it would begin in 2008, not this renewal period.

Adjourn

Motion: The meeting adjourned at 11:00 am on motion of Mr. Segars and second of Vice Chairman Stone. Motion carried.

The Board reconvened as a hearing Board following a five-minute break. Cases scheduled to be heard: Allard H. Dial and Allen D. Raitt.