

MINUTES
South Carolina Real Estate Appraisers Board Meeting

10:00 a.m., February 15, 2013
Synergy Business Park
110 Centerview Drive, Kingstree Building Room 105
Columbia, South Carolina

Wednesday, February 15, 2013

Meeting Called to Order

Joel Norwood, Chairman, called the meeting of the Real Estate Appraisers Board to order at 10:00 a.m. Other members present for the meeting included, Jake Knight, Christopher Donato, Michael Dodds, and Rhonwen Newton.

Mr. Norwood announced that the meeting was held in accordance with §30-4-80 of the South Carolina Freedom of Information Act by notice mailed to all requesting persons, organizations, and news media. In addition, notice was posted on the bulletin boards at the main entrance of the Kingstree Building.

Staff members participating in the meeting included Tracey McCarley, Out-Going Administrator; Roderick Atkinson, In-Coming Administrator; Laura Smith, Compliance Coordinator; Wanda Cooke, Administrative Assistant; Gigi Lewis, Advice Counsel; Sharon Wolfe, Investigations; Jennifer Cooper and Holly Beeson, Government Affairs.

Approval of Excused Absences

Ann King and Andrew Johnson were absent.

MOTION:

Mr. Knight made a motion to approve the absences of Ms. King and Mr. Johnson. Ms. Donato seconded the motion, which carried unanimously.

Approval of Minutes – November 15, 2012

MOTION:

Mr. Donato made a motion to approve the November 15, 2012 minutes, as written. Mr. Dodds seconded the motion, which carried unanimously.

Chairman's Remarks

Administrator's Report

1. Tracey McCarley introduced Roderick Atkinson to the Board, as their new Administrator.
2. **Investigations & Enforcement Update** –
Sharon Wolfe-

Cases received January 1, 2013 through February 8, 2013

Case Statuses

• Active Investigations	6
• Closed	0
• Total Active	32
TOTAL CASES	38

Cases closed January 1, 2013 through February 8, 2013

• Closed	1
• Do Not Open Cases	1
TOTAL	2

Cases received January 1, 2012 through February 8, 2012

• Closed	3
TOTAL ACTIVE CASES last year this time	3

Cases closed January 1, 2011 through February 8, 2012

• Closed	1
• Do not open	1
TOTAL CLOSED CASES last year	2

Discussion ensued regarding the use of COSTAR, which is a national database of sales and listings. Mr. Dodds indicated that he had spoken with Todd Forrest, of COSTAR, and he felt they could offer the Board a free subscription. Mr. Dodds agreed to continue these talks with Mr. Forrest to work out the details. It was agreed that this would be a great tool for the Board to have access to this.

MOTION:

Mr. Knight made a motion that the Board accept the free subscription from COSTAR. Ms. Newton seconded the motion, which carried unanimously.

3. Licensure Update

Laura Smith-

Number of Licensees as of **November 14, 2012**

	<u>ACTIVE</u>	<u>INACTIVE</u>	<u>ACT IN RENEWAL</u>	<u>TOTAL</u>
APPRENTICE	135	1	62	198
LICENSED	187	33	58	278
CERTIFIED RESIDENTIAL	1028	54	130	1212
CERTIFIED GENERAL	905	21	82	1008
LICENSED MASS	55	2	13	70
CERTIFIED RESIDENTIAL MASS	63	3	3	69
CERTIFIED GENERAL MASS	28	0	2	30
TOTAL	2401	114	350	2865

TEMPORARY PERMITS

ISSUED IN 2012 – 293

ISSUED IN 2013 – 32

4. **Appraiser Board Budget** – The budget for January 2013 was reviewed. Discussion ensued regarding the possibility of lowering fees because of the current surplus. Ms. Lewis cautioned the Board about lowering fees, due to the fact that it may be very difficult to raise fees at a later date, if the costs increase and the Board needs more money to operate. Ms. Beeson spoke with the Board concerning fees, and the fact that the fees being charged should be in accordance with what is stipulated in the Statutes and Regulations.
5. **State Ethics Commission** – Information for 2012 was distributed, with instructions.

Unfinished Business

AMC Legislation:

Mr. Knight gave an update on the legislation concerning registrations of Appraisal Management Companies. Senate Bill 349 has been introduced and is moving forward. Mr. Knight requested that the Board be notified of the time and date of the subcommittee hearings. Ms. Beeson indicated that someone from her staff would accompany the Board to these meetings. Discussion ensued.

Newsletter:

Mr. Dodds gave an update on the progress of compiling a Board Newsletter. It will be sent out as an eblast once it has been approved by the Office of Public Information.

MOTION:

Mr. Dodds made a motion to add an agenda item for the next meeting to discuss allowing non-Appraisers to do evaluation work on the behalf of banks. Mr. Donato seconded the motion, which carried unanimously

New Business

Approval of the IRC Report

MOTION:

Mr. Knight made a motion to approve the IRC Report. Mr. Donato seconded the motion, which carried unanimously.

Spring AARO Conference –will be held in Austin, Texas, April 27 – 29, 2013. It was noted that the Appraisal Subcommittee audit begins on April 30, 2013, therefore it will be difficult for the Administrator or other staff to attend.

MOTION:

Mr. Knight made a motion to approve Mr. Norwood and Mr. Donato to attend this conference, with Mr. Knight acting as an alternate. Mr. Dodds seconded the motion, which carried unanimously.

SCPAC Conference – will be held in Charleston, SC on February 22, 2013. Chairman Norwood and Laura Smith will attend.

MOTION:

Ms. Newton made a motion to approve Mr. Norwood to attend this conference, along with Laura Smith. Mr. Dodds seconded the motion, which carried unanimously.

Law Changes

Ms. Beeson and Ms. Lewis spoke to the Board regarding the proposed changes to the Board's statutes and regulations, and the process for making these changes. Discussion ensued.

MOTION:

Ms. Newton made a motion to into Executive Session to review proposed changes. Mr. Knight seconded the motion, which carried unanimously.

Open Session:

Chairman Norwood indicated the reason we are editing the statutes and regulations, is to comply with AQB Standards which is required pursuant to Section 40-60-39.

MOTION:

Ms. Newton made a motion to approve proposed changes to the South Carolina Real Estate Appraisers License and Certification Act. Mr. Donato seconded the motion, which carried unanimously.

MOTION:

Mr. Knight made a motion that the present changes in this legislation be allowed to attached to the present legislation that is under Senate Bill S349 and Grant Gillespie, from the South Carolina Department of Labor, Licensing and Regulation, be allowed to approach Senator O'Dell to allow these changes be incorporated into that Bill. Motion was seconded by Mr. Norwood, which carried unanimously.

MOTION:

Mr. Dodds made a motion that the regulatory changes be accepted as written. Mr. Donato seconded the motion, which carried unanimously.

MOTION:

Mr. Dodds restated his previous motion to modify the Real Estate Appraisers Board regulatory document 137.100.01 to change "shall" to "may"; under 137-800-03 change "annual fee schedule" to "biannual" and the fees be modified to reflect what is currently being charged. Mr. Donato seconded the motion, which carried unanimously.

Adjournment

The meeting was adjourned at 12:15 p.m.