

Delaware Association of Appraisers, Inc.
Special General Membership Meeting Minutes
May 18, 2018
Maple Dale Country Club
180 Maple Dale Circle, Dover, DE

Board Members in Attendance: Richard Foley, Steve Hopkins, Janet Parks, Thomas Reynolds, Jeffrey Schoch, Phyllis Trala, Beverly Wilson

Board Members Absent: Anne Bernhardt, Dede McLaughlin, Kenneth Milutin

General Membership in Attendance: Moreen Altemus, Daniel Baugher, Osborne (Preston) Beall, Douglas Bennett, Marilyn Berman, David Borek, Beverly Ann Brown, Kathy Brown, Cheryl Bundek, William Cahall, Lawrence Chester, Nicole Darley, Charles Darrell, Charlotte Dixon, Eric Espada, John Farnan, Gary Finley, Kathleen Flynn, Holli Gravett, Robert Guerrero, Mary Lee Horeis, Susan Horsley, Donna, Huston, James Huston, Stephen Huston, Erin Lawhorn, Carole Levitsky, Connie Miller, Eileen Nixon, Steve Parker, Lynn Perrine, Elizabeth Reagan, George Records, Sheila Ross, Jeff Sayers, Daniel Stevens, Frank Stolba, Sara Tammany, Georgianna Trietley, Bridget Weaver, Joe Wells, Rita Wells, Stephen White, Honor Winiarz

Call to Order

The meeting was called to order at 12:09 p.m., and a quorum was present. President Beverly Wilson officiated the special general membership meeting.

Approval of Agenda

Richard Foley made a motion to accept the agenda as presented. Tom Reynolds seconded the motion, and the motion carried with no objections.

Board Meeting Minutes

Tom Reynolds made a motion to accept the March 20, 2018 Board Meeting minutes as presented. Richard Foley seconded the motion. Board members Steve Hopkins, Janet Parks, and Beverly Wilson, who were also present at the March 20th meeting, voted yay, and the motion was carried with no objections.

Board Vacancies

There are two Board vacancies: Treasurer and a Director as the Kent County Representative. Georgianna Trietley expressed interest in the treasurer slot when her tenure on the Delaware Council on Real Estate Appraisers ends in late September. A council member may not serve on the DAA Board at the same time.

Continuing Education

The schedule for DAA continuing education was established at 28 credits per licensing cycle in November of 2017. Each cycle the USPAP 7-Hour Update Course and Delaware Law will be offered with the remaining credit hour topics determined by interest expressed by the general membership and the availability of approved classes and instructors.

The USPAP Update Course will be held in December of the odd year along with general membership meeting. Delaware Law will be scheduled for the spring of the even year. No classes are offered in the fall of the year licensing expires.

DAA Seminars for DE 11/1/2017 to 10/31/2019 Licensing Period

USPAP Update Course* (7 hours) – Wednesday, December 6, 2017

Delaware Law, Rules & Regulations* (3 Hours) – Friday, May 18, 2018

Cash Equivalency – Why, When, and How (4 Hours) – Friday, May 18, 2018

December 2018 (7 Hours)

Spring 2019 (7 Hours)

*Please note: USPAP Update Course and DE Law are only offered once per licensing period.

There will be no courses offered in the Fall of 2019.

Council on Real Estate Appraisers

On February 1, 2018, the Appraisal Qualifications Board adopted changes to the Real Property Appraiser Qualification Criteria that will go into effect May 1, 2018.

Licensed Residential License did require 30 semester hours of college-level class. As of May 1, 2018, no college-level education required.

Certified Residential License did require a bachelor's degree or higher. As of May 1, 2018, there are various options of college-level education requirements.

The experience hours decreased as well as the minimum time to acquire changed.

Licensed Residential from 2,000 hours in no fewer than 12 months to 1,000 hours in no fewer than 6 months.

Certified Residential from 2,500 hours in no fewer than 24 months to 1,500 hours in no fewer than 12 months.

Certified General experience hours remain 3,000 hours but the required minimum time changed from 30 months to 18 months.

There was discussion held regarding if the minimum time is sufficient. Mostly the discussion was that 6 months is probably not enough time for most, but 24 months was longer than needed.

The Delaware Council on Real Estate Appraisers can keep the current criteria, adopt the AQB criteria (minimum requirement), or come up with other additional criteria.

An informal show of hands was taken which showed a majority recommended to the Delaware Council on Real Estate Appraisers to adopt the AQB criteria that took effect May 1, 2018.

The Delaware Council on Real Estate Appraisers has offered a seminar for continuing education each licensing cycle. The classes have been suspended due to lack of attendance.

The Network of State Appraiser Organizations

Monthly communication summaries and published letters from the NSAO were available at each table for attendees to review. President Wilson thanked Janet Parks for keeping up with this extensive project.

Due to the time constraints of the NSAO requesting the DAA join in signing a published letter, it is not practical to get a DAA membership vote on whether or not to sign any particular letter. A proposal was made to general membership for the DAA Board to have the authority to sign Network of Appraiser Organization's letters by majority vote of DAA Board of Directors.

Discussion was on what the Network is and the purpose of the organization.

Explanation of increasing activity on national level of appraisal issues that need feedback from the various states' appraisers.

Example is the Tri-Star Bank waiver of appraisal requirement request due to their reporting of shortage of appraisers in the rural areas of Tennessee. There was an outcry from appraisers licensed in Tennessee willing and able to perform appraisals.

In part due to a letter written and signed by members of the network, the request by Tri-Star bank to the Appraisal Subcommittee in Washington, DC was denied.

Explanation of how the network members generally gain consensus from each state was explained. Typically, the network member receiving communication of an issue presents it to the state organizations (in our case DAA) for approval by their Board to participate in signing.

Janet Parks presented a motion that the DAA Board of Directors, with a majority vote of the Board members, be given the authority to sign letters addressing appraisal matters that the NSAO find of importance to present a unified voice, on behalf of the DAA general members. An e-mail to the membership will follow informing the membership of the issue and that the DAA Board Directors of voted to sign or not sign signifying support or not.

Preston Beall made a motion to accept the proposal. Bridget Weaver seconded the motion. There was 1 nay vote. Motion carried by majority yay votes.

New Business: None

Comments from Board Members: President Wilson thank everyone for being in attendance.

Next General Membership Meeting

The next general membership meeting and continuing education offering will be in December of 2018. Details of exact date and subject are to be announced later.

Adjournment

Bridget Weaver made a motion to adjourn. Douglas Bennett seconded the motion. The motion carried with no objections. The meeting was adjourned 12:24 p.m.

Respectfully submitted,
Janet Parks