

NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE

MINUTES

FEBRUARY 27, 2014

Bradley Building
2501 East Sahara Avenue
Suite 303
Las Vegas, Nevada 89704

The meeting was called to order at approximately 10:00 AM

1-A) INTRODUCTION OF COMMISSIONERS IN ATTENDANCE

Stephen Johnson, President; Glenn Anderson, Debbie Huber, Daniel Walsh, and Cynthia Hoonhout
Commission Counsel: Christine. Guerci-Nyhus joined the meeting at approximately 10:15AM.

1-B) INTRODUCTION OF DIVISION STAFF IN ATTENDANCE

In Carson City: Brenda Kindred-Kipling, Appraisal Program Officer

In Las Vegas: Rebecca Hardin, Commission Coordinator

2) PUBLIC COMMENT:

There were no public comments.

3) EDUCATION

Commission may take the following actions:

1. To change designation of any of the following courses; or
2. To approve, disapprove any of the following courses for the amount of hours requested, recommended or any amount they deem appropriate.

CONSENT AGENDA

1. American Society of Farm Managers & Rural Appraisers (ASFMRA)
 - a. Highest & Best Use Seminar, 8 hours
 - b. Agricultural Chattel Valuation, 16 hours
 - c. Administrative Appraisal Review for Non-Appraisers, 7 hours
2. Appraisal Seminars
 - a. Scope of Work Best Practices Update, 4 hours
3. Dynasty School
 - a. Residential Site Valuation and Cost Approach, 15 hours
 - b. General Appraiser Site Valuation & Cost Approach, 30 hours
 - c. Residential Market Analysis & Higher & Best Use, 15 hours
 - d. Residential Sales Comparison & Income Approach, 30 hours
 - e. Residential Report Writing & Case Studies, 15 hours
4. Key Realty School
 - a. Appraisal Principles, 30 hours
 - b. Appraisal Procedures, 30 hours
 - c. Nevada Law, 3 hours
5. McKissock
 - a. Appraisal of Self Storage Facilities, 7 hours
 - b. The Thermal Shell, 3 hours

- c. Heating, Ventilation and Air Conditioning Systems in Green Building, 4 hours
- d. Analyze This! Applications of Appraisal Analysis, 4 hours
- e. UAD – Up Close and Personal, 3 hours

6. National Highway Institute

- a. Appraisal for Federal-Aid Highway Programs, 12 hours
- b. Appraisal Review for Federal-Aid Highway Programs, 6 hours

Commissioner Anderson moved to approve the Consent Agenda. Commissioner Huber seconded. Motion carried unanimously.

FOR DISCUSSION:

7. Valuemetrics, Inc.

- a. Introduction to Technical Analysis, 4 hours

Brenda Kindred-Kipling, Appraisal Program Officer stated when she first received this item, it was right at the deadline and she didn't have enough information to make a decision on putting it on the Consent Agenda. Since that time she had received all of the course material and was confident in recommending approval of the course.

Commissioner Huber moved to approve item 7. Commissioner Hoonhout seconded. Motion carried unanimously.

4-A) DISCUSSION, REVIEW AND DECISION ON THE 2014-2015 EDITION OF THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE FOR ITS SUITABILITY IN THIS STATE, PURSUANT TO NAC 645C.400. (NRS 645c.210).

Brenda Kindred-Kipling stated that in order to have USPAP adopted into regulation and have it automatically accepted every time there was an update or change, it was put into regulation that the Commissioners review the changes every time there was a change in USPAP to be sure that there were no issues with those changes.

Ms. Kindred-Kipling asked if the Commissioners had any issues with the 2014-2015 edition of USPAP.

There were no comments from the Commissioners on the changes.

Commissioner Anderson moved that 2014-2015 version of USPAP was suitable for adoption by the State of Nevada under 645C. Commissioner Huber seconded. Motion carried unanimously.

4-B) DISCUSSION AND DECISION ON DATE, TIME, PLACE AND AGENDA ITEMS FOR UPCOMING MEETINGS.

Ms. Kindred-Kipling listed the dates of the meetings scheduled for 2014 as follows.

- April 15, 16, and 17, 2014 in Las Vegas
- May 20 (PM) or May 21 (AM) –Short video conference for the Appraisal Subcommittee
- August 12, 13, and 14 Location to be determined
- December 3, 4, and 5, 2014 Location to be determined

4-C) COMMISSIONER COMMENTS.

There were no Commissioner comments.

5) PUBLIC COMMENT:

There were no public comments.

6. ADJOURNMENT:

The meeting was adjourned at approximately 10:30 AM on Thursday, February 27, 2014