

NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE

MINUTES

MAY 21, 2014

The Legislative Building
401 South Carson Street
Room 3137
Carson City, Nevada 89701

VIDEO CONFERENCE TO:

Grant Sawyer Building
555 East Washington Avenue
Room 4406
Las Vegas, Nevada 89101

The meeting was called to order at 10:00 AM

1-A) INTRODUCTION OF COMMISSIONERS IN ATTENDANCE

Carson City: Stephen Johnson, President; Daniel Walsh; and Cynthia Hoonhout
Commission Counsel: Sarah Bradley, Deputy Attorney General
Las Vegas: Glenn Anderson, and Debbie Huber,

1-B) INTRODUCTION OF DIVISION STAFF IN ATTENDANCE

Carson City: Gail Anderson, Administrator; Brenda Kindred-Kipling, Appraisal Program Officer;
Craig Reynoldson, Compliance Audit Investigator; and Steve Aldinger, Deputy Administrator
Las Vegas: Rebecca Hardin, Commission Coordinator

2) PUBLIC COMMENT:

There were no public comments.

3-A) DISCUSSION REGARDING THE DISCIPLINE REPORT.

Gail Anderson, Administrator explained the report.

3-B) DISCUSSION REGARDING ATTORNEY GENERAL'S CASE STATUS REPORT.

Sarah Bradley, Deputy Attorney General, commented on the report.

Gail Anderson reported on a Petition for Judicial Review from the Jack Gillespie case, which was heard by the Commission at their November 2013 meeting.

Brenda Kindred-Kipling, Appraisal Program Officer, commented on the number of open cases in her office.

3-C¹) DISCUSSION REGARDING THE ADMINISTRATOR'S REPORT ON PERSONNEL

Ms. Anderson commented on current and recently filled vacancies.

3-C²) DISCUSSION REGARDING THE ADMINISTRATOR'S REPORT ON STATUS UPDATE OF ON-LINE ENHANCEMENTS TO THE DIVISION'S LICENSING SYSTEM

Steve Aldinger, Deputy Administrator, reported on upcoming enhancements to the licensing system.

Gail Anderson commented on same.

3-D) DISCUSSION REGARDING APPRAISAL OFFICER’S REPORT ON CURRENT CASE LOAD

Brenda Kindred-Kipling, Appraisal Program Officer summarized her report.

3-E) DISCUSSION REGARDING APPRAISAL SUBCOMMITTEE’S 2014 COMPLIANCE REVIEW

Kristi Klamet and Neil Fenochietti, Policy Managers for the Appraisal Subcommittee, introduced themselves.

Ms. Klamet explained the purpose and goals of the Appraisal Subcommittee. She and Mr. Fenochietti summarized their report.

The Commissioners asked questions and discussed the findings of the Subcommittee with Ms. Klamet and Mr. Fenochietti.

3-F) DISCUSSION TO APPROVE MINUTES OF THE FEBRUARY 27, 2014

Commissioner Hoonhout moved to approve the February 27, 2014 minutes. Commissioner Huber seconded. Motion carried unanimously.

3-G) DISCUSSION ON DATE, TIME, PLACE AND AGENDA ITEMS FOR UPCOMING MEETING(S)

Gail Anderson stated that the next Commission meeting would be August 12-14, 2014 in Las Vegas.

4) ADVISORY REVIEW COMMITTEE INFORMAL CONFERENCE RECOMMENDATIONS

1. NRED v. **JEFFREY DUNN**
Case No. AP13.015.N

Brenda Kindred-Kipling read the Advisory Review Committee report.

The Committee recommended the following discipline.

- Five hours of instruction in the Cost Approach
- Five hours of instruction in Site Inspection

The courses must be completed within twelve months and may not be used towards the required continuing education requirements.

Commissioner Anderson moved to accept the Committee’s report and recommendation. Commissioner Huber seconded. Motion carried unanimously.

5) 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, CA Chapter
 - a. Key Issues of Grain Elevator Valuation, 8 hours
 - b. Introduction to Commercial Greenhouse Appraisal, 8 hours
 - c. Introduction to the Valuation of Permanent Planting, 8 hours
2. Appraisal Institute for
 - a. AI Connect 2014 Day 2am, 4 hours
 - b. AI Connect 2014 Day 2pm, 4 hours
 - c. AI Connect 2014 Day 3, 4 hours
 - d. Litigation Appraising: Specialized Topics & Applications, 15 hours

3. The Columbia Institute
 - a. 2014 Appraisal Summit & Expo, No 214, 14 hours
 - b. 2014 Appraisal Summit & Expo, No 214a, 14 hours
4. McKissock
 - a. Secondary Market Appraisal Guidelines, 7 hours
5. Valuemetrics, Inc.
 - a. Stats, Graphs and Data Science, 14 hours

INDEPENDENT COURSE APPROVAL

6. Richard Kalvoda
Case studies in Appraising Green Commercial Buildings, 15 hours

FOR DISCUSSION

7. Brunson-Jiu, LLC
2014-2015 7-Hour National USPAP Course, 7 hours

Commissioner Hoonhout moved to approve the Consent Agenda for Education (items 1-6). Commissioner Walsh seconded. Motion carried unanimously.

Brenda Kindred-Kipling explained that item 7 was listed “for discussion” because there was a problem with the application, which had been rectified.

Commissioner Huber disclosed her professional relationship with Mr. Brunson, but did not recuse herself. Mr. Brunson made a statement.

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

6. PUBLIC COMMENTS:

There were no public comments.

3-H) COMMISSIONER COMMENTS

Commissioner Huber commended Division staff on their work.

7. ADJOURNMENT

The meeting was adjourned at 11:48 AM on Wednesday, May 21, 2014