

**Massachusetts Board of Real Estate Appraisers
Minutes of the Board Meeting held on April 16, 2020**

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Access Code: 223-742-853

10:45 a.m.

Members Present:

Michael Giannelli, *Certified Residential Appraiser Member*

Paula Wolfe, *Certified Residential*

Tracy Sharkey, *Licensed Real Estate Broker*

Thomas Kokoliadis, *Banking Member*

William McLaughlin, *Certified General Member*

Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*

Matthew Jenkins, *Member*

Administrative Staff Present:

Shawn T. Murphy, *Executive Director*

Lynn Read, *Board Counsel*

Colleen Cavanaugh, *Associate Executive Director*

Call to Order – Michael Giannelli opened the meeting at 10:49 a.m.

Vote on Minutes: March 11, 2020- A motion was made by Timothy McDonough and seconded by Paula Wolfe after roll call it was so

Voted: To accept the minutes from the public and executive session minutes

In favor: Tracy Sharkey, Paula Wolfe, Thomas Kokoliadis, Timothy McDonough, William McLaughlin, Matthew Jenkins, Michael Giannelli

Executive Director Report: Shawn Murphy informed the board that the board staff is working remotely until at least May 4th or whenever the state of emergency is over. Real Estate Appraisers were deemed essential by the governor during this time.

Next Board Meeting:

The next board meeting is scheduled for Thursday, May 21, 2020

Board Counsel's Report to the Board:

Ms. Read informed the board that we are still waiting on the announcement regarding the remote learning. It has been forwarded and now we are just waiting for the approval so we can have it posted on the website.

License Application Report

The board has determined that we will now distribute the applications to individual board members for them to review individually. As the applications come in they will be delegate to different board members. Results of the review(s) will be included on the agenda for the following board meeting.

- Russell Stering – to be reviewed by Michael Giannelli
- Gregory Caputo – to be reviewed by Timothy McDonough

Course Approval

Provider	Course	Hours	Type	ResFlag	AQB	Reccomendation
Columbia Institute	Desktop Appraisals: Next Generation Valuations	5	C	E	Y	Board Approved
OCL Real Estate	7-Hour National USPAP Update (Distance Education)	7	P		Y	Board Approved
Appraisal Institute	Measure it Right Using the ANSI Z765-2013 Standard for Residential Properties	4	S		Y	Board Approved
Appraisal Institute	Artificial Intelligence AVMs and Blockchain: Implications for Valuation Synchronous	4	S		Y	Board Approved
Appraisal Institute	Online General Appraiser Site Valuation & Cost Approach	27	P	NR	Y	Board Approved
McKissock	Appraising Todays Manufactured Homes	7	C	E	Y	Board Approved
Dynasty School	Appraisal Review of Residential Properties	7	C	R	Y	Board Approved
ASFMRA	Appraisal of Water Rights Seminar	8	S	E/NR	N	To be reviewed by BM
MBRE	Evaluating the Energy Housing Market: Factory Built & Zero Energy Housing	4	C	R	N	To be reviewed by MG
Appraisal Institute	Appraisal Institute Annual Conference Day 2	5	S		N	To be reviewed by PW
Appraisal	Annual Conference	5	S		N	To be reviewed by PW

Institute						
MBRE	MBRE Spring 2020 Conference for Appraisers	7	C	NR	N	To be reviewed by PW

The board noted the courses that were approved by board staff and delegated the ones that need to be reviewed. There will be updates on those at the next scheduled board meeting.

The board determined that going forward all courses and applications will be disbursed to the board members as they come in and/or before the next meeting.

Discussion

Timothy McDonough recused himself from the discussion of Robert Hadge

The policy from last meeting would cover his situation.

Request from Robert Hadge to permit an extension of time to complete 15-Hour USPAP to reinstate license.

GENERAL discussion of Extensions of Time to Complete 15-Hour USPAP Courses required under Consent Agreements, and whether Board will delegate to staff to approve such extensions or approve taking 15-hour USPAP online

A MOTION was made by William McGlaughlin and seconded by Thomas Kokoliadis after roll call it was so

Voted: To approve 15 hour USPAP course ordered under a consent agreement can be taken online during the state of emergency only and staff can approve them and unanimously agreed to by the Board.

In favor: Tracy Sharkey, Paula Wolfe, Thomas Kokoliadis, Timothy McDonough, William McLaughlin, Matthew Jenkins, Michael Giannelli,

Discussion of AMC regulation drafts

Lynn Read will work with Matthew Jenkins on the draft of the regulations between meetings.

The drafting and regulations process has been impacted by the Covid-19 emergency.

Review Board's Existing Regulations 264 CMR 2.00-4.00 & 6.00-12.00:
Tabled

Appraiser qualifications regulations

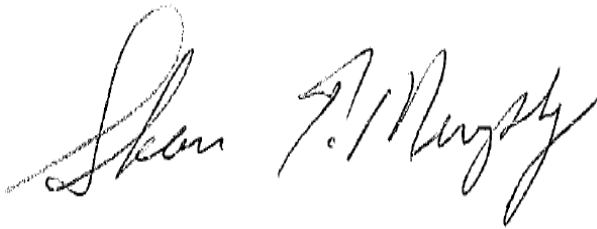
Section 5 will be published on May 1, 2020 and that will also be the effective date

Adjourn – at 12:17 p.m. A MOTION was made by Tracy Sharkey and seconded by Thomas Kokoliadis after roll call it was so

Voted: To adjourn the meeting and unanimously agreed to by the Board.

In favor: Tracy Sharkey, Paula Wolfe, Thomas Kokoliadis, Timothy McDonough, Matthew Jenkins, Michael Giannelli

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Shawn T. Murphy". The signature is fluid and cursive, with the first name "Shawn" written in a larger, more prominent script than the last name "Murphy".

Shawn T. Murphy Executive Director
Board of Real Estate Appraisers

List of Documents Used in Open Meeting of April 16, 2020:

1. Agenda for meeting of April 16, 2020
2. Draft Minutes of meeting held March 11, 2020