

**Massachusetts Board of Real Estate Appraisers
Minutes of the Board Meeting held on February 20, 2020**

Conference Room 1D, 1st Floor

Time: 10:45 a.m.

Location: 1000 Washington St., Boston, MA

Members Present:

Michael Giannelli, *Certified Residential Appraiser Member*
Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*
Paula Wolfe, *Certified Residential*
Tracy Sharkey, *Licensed Real Estate Broker*
Thomas Kokoliadis, *Banking Member*

Members Not Present:

William McLaughlin, *Certified General Member*

Administrative Staff Present:

Shawn T. Murphy, *Executive Director*
Lynn Read, *Board Counsel*
Colleen Cavanaugh, *Associate Executive Director*

Public Present:

Steven Sousa

Call to Order – Michael Giannelli opened the meeting at 10:48 a.m.

Evacuation Procedures: Shawn Murphy reviewed the evacuation procedures.

Next Board Meeting:

The next board meeting is scheduled for Wednesday, March 11, 2020

Vote on Minutes of January 16, 2020 – MOTION was made by Thomas Kokoliadis to approve the minutes of the public meeting held January 16, 2020 as written. The Motion was seconded by Timothy McDonough and unanimously adopted by the Board.

Executive Director's Report to the Board:

Shawn Murphy gave an update that there are three or four cases that are over two years old.

Comments by Acting Chair:

Michael Giannelli commented on the good job Lynn Read is doing with all the regulation implementation and updates that are happening for this board. The members present agreed.

Board Counsel's Report to the Board:

Ms. Read identified the items that need to be discussed today while a quorum is present.

Education Report

MOTION was made by Timothy McDonough to approve the Education Report. The Motion was seconded by Thomas Kokoliadis and unanimously approved by the members present.

Provider Name	Course Name	Hours	Type	ResFlag	AQB	Recommendations
McKissock	Residential Property Inspection for Appraisers	7			Yes	Board Staff Approved
McKissock	Mortgage Lending Appraisal Requirements: Fannie Mae and Freddie Mac	7			Yes	Board Staff Approved
The Appraisal Foundation	2020-2021 7 Hour National USPAP Update Course	7			Yes	Board Staff Approved
Appraisal Institute	2020-2021 7 Hour Equivalent USPAP Update Course	7			Yes	Board Staff Approved
Appraisal Institute	Online 2020-2021 15 Hour Equivalent USPAP Course	15			Yes	Board Staff Approved
The Columbia Institute	2020-2021 7 Hour Equivalent USPAP Update Course	7			Yes	Board Staff Approved
JMB Real Estate Academy	2020-2021 7 Hour Equivalent USPAP Update Course	7			Yes	Board Staff Approved
Appraisal Institute	Online Practical Applications of the Residential Sales Comparison Approach	4			Yes	Board Staff Approved
ACEI dba Calypso Continuing Education	2020-2021 7-Hour National USPAP Update Course	7			Yes	Board Staff Approved
McKissock LLC	Live Webinar- Residential Property Inspection	3			Yes	Board Staff Approved
McKissock LLC	Live Webinar – Appraising Complex Residential Properties	3			Yes	Board Staff Approved
Dynasty School	2020-2021 7-Hour Equivalent USPAP Update Course	7			Yes	Board Staff Approved

ACEI dba Calypso Continuing Education	Environmental Hazards Impact on Value	7	E		No	Board Approved
ACEI dba Calypso Continuing Education	Construction Details-Appraising a Property Under Construction	7	E		No	Board Approved
ACEI dba Calypso Continuing Education	Appraising Energy Efficient Residential Properties	8	E		No	Board Approved
American Society of Appraisers	2020 Mid Atlantic Regional Conference	7	E		No	Board Approved
ASFMRA	Agricultural Chattell Valuation	8	S		No	Board Approved

Discussion:

Finalize Appraiser Qualification Regulation 264 CMR 5.00:

The members and staff discussed how the amended appraiser qualification regulation will be published and its effective date. The application forms need to be updated with new criteria after the amended regulations go into effect.

A MOTION was made by Timothy McDonough that April 1, 2020 will be the effective date of the new trainee log. The motion was seconded by Paula Wolfe and unanimously adopted by the Board.

A MOTION was made by Timothy McDonough to approve the regulations as amended. The motion was seconded by Tracy Sharkey and unanimously adopted by the Board.

Draft Regulations for Appraisal Management Companies, 264 CMR 13.00:

After discussion, a MOTION was made by Timothy McDonough to approve the draft regulations. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board.

Fees, Bond, and Process for Licensing of Appraisal Management Companies:

A MOTION was made by Timothy McDonough to recommend the following fees and bond requirements for the AMC applications/ registration:

Initial Application Fee \$500.00
License Fee \$250 .00
Renewal Fee \$500.00

The motion was seconded by Tracy Sharkey and unanimously adopted by the Board.

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

Tabled

Election of Board Officers:

Tabled until the AMC member is appointed to the Board.

and the open meeting of the Board will not resume, but the Board will meet in closed Investigative Conference to consider settlement offers [closed session pursuant to G.L.c. 112, § 65C], and then would meet in Quasi-Judicial Session to make final decisions in cases before the Board, and then meet again in closed Investigative Conference.

The Chair called for a Roll call vote:

Ms. Viens (Yes), Ms. Talbot (Yes), Ms. Donis (Yes), Ms. Dorian (Yes), Erinn Pearson (Yes), Iris Stowe (Yes), and Catherine Tool (Yes).

Final Decision and Order, Quasi-Judicial: Closed Session under G.L. c. 30A, Section 18

MOTION to enter Closed Quasi-Judicial Session was made at 12:41 p.m. under M.G.L. c 30A, Section 18(d) by Timothy McDonough and not to return to Open Meeting, but the Board will meet in closed Investigative Conference to consider settlement offers [closed session pursuant to G.L. c. 112, § 65C] and then adjourn. The Motion was seconded by Tracy Sharkey and unanimously adopted by the board.

During the closed Quasi-Judicial Session, the Board voted to take the following actions:

2017-001031-IT-ENF	Determined Final Decision and Order
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Cases, Investigative Conferences, Settlement Offers [Closed Session Pursuant to G.L. c. 112, § 65C]:

During the closed Investigative Conference, the Board voted to take the following actions:

2019-000853-IT-ENF	Dismissed
2019-000854-IT-ENF	Dismissed

MOTION was made by Timothy McDonough to return to Open Session, seconded by Thomas Kokoliadis and unanimously agreed to by the Board.

Adjourn

Tracy Sharkey made a MOTION to adjourn meeting at 1:07 p.m., seconded by Timothy McDonough and unanimously adopted by the Board.

Respectfully submitted,



Shawn T. Murphy Executive Director
Board of Real Estate Appraisers

List of Documents Used in Open Meeting of February 20, 2020:

1. Agenda for meeting of February 20, 2020
2. Draft Minutes of meeting held January 16, 2020
3. Draft AMC regulation, new 264 CMR 13.00
4. Draft Finalized Appraiser Qualification Regulation 264 CMR 5.00
5. Transcript of Public Hearing on amendments to 264 CMR 5.00
6. Letter dated January 16, 2020 from MBREA supporting amendments to 264 CMR 5.00