

Missouri Association of REALTORS®
MAR-Appraisal Section
MINUTES

Thursday, September 15, 2011 * 2:45-4:00pm
Tan-Tar-A Resort, Osage Beach, Missouri

Chair: Dan Wilson
Vice-Chair: Steven Owen
Secretary/Treasurer: David Doering

Officer Liaison: Joyce Thomas
Staff Liaison: Heidi Jenkins

I. Welcome/Introduction

- Dan Wilson called the meeting to order at 2:45 p.m.
- Dan asked all present to introduce themselves and attendance was taken by sign in sheet. The following people signed in: Dan Wilson, Steven Owen, Loren Woodard, Stephen Willey, David Doering, Wanda Duncan, Ann Halterman, and Karie Jacobs. LT Liaison Joyce Thomas was also present.
- The meeting agenda, June Minutes, and Financial Report were approved.

II. Special Appraisal Commission Guest Vanessa Beauchamp

The Section welcomed special guest Vanessa Beauchamp from the Appraisal Commission. She provided statistics, an AMC update, and answered questions from the floor. See below.

■ MREAC 2011 Statistics

- 28 applications have been received for the fiscal year
- 240 temporary applications have been received, a typical number
- There are 412 pending applications, most of which are working on their experience hours
- Currently there are 2316 total licensees in the state of Missouri
- Missouri has lost 5% of its appraisers since 2010 but significantly less than surrounding states
- The average age of a Missouri appraiser is currently 56

■ AMC Update

Changes have been proposed to clean up the legislation passed last year. These changes are awaiting approval from the Governor's office. The biggest one addressed the lack of language regarding providing a mechanism in state statute for the MREAC to establish and collect the necessary fees from AMC's. We have a registry compiled. We need to know how many companies we'll have in order to determine if we're charging appropriate fees. The MREAC has researched to see what fees are being charged in other states but the results varied widely. There will be a state registry of AMC's as well. The Commission cannot determine whether a company meets the criteria for being an AMC – their legal counsel will determine that. Qualifications vary from state to state so there's no guarantee that an AMC here in Missouri would meet the requirements elsewhere in the country.

■ Financials

Vanessa explained that the MREAC is an administrative board and thus is funded by the appraisers. Money not spent by the end of each fiscal year is swept up into the Professional Registry's general monies. The Attorney General does all our legal services and raised their rates recently. The Appraisal Subcommittee is raising the cost of getting listed on the National Appraiser Registry from \$25.00 to \$45.00.

■ Vacancies on the MREAC Board of Directors

Vanessa reported that Commission has two vacancies and has not had all positions filled since 2008. They meet on a monthly basis. One of the biggest challenges of being shorthanded has been processing complaints in a timely manner.

■ Processing complaints

Complaints are required to be resolved within one year but that is simply not realistic at this time. This issue is not unique to Missouri – Commissions across the country are short staffed and struggling to keep up. To date there have been 100 complaints filed this year, an average number. Some complaints come from the public because they didn't get the value they wanted, unhappy homeowners. Some are obviously frivolous but all complaints, regardless of inherent merit, go through the same procedural process. When asked if the Commission was seeing any consistency in the type of complaints, Vanessa answered that a large portion of them were coming from lending institutes.

■ Looking Ahead to 2015

Vanessa indicated that the MREAC is looking ahead to the implementation of the 2015 Appraiser Qualification Criteria. The 2015 Criteria will require that all new applicants for Residential Certified and General Certified Appraiser licensure must hold a minimum of a bachelor's degree from an accredited college or university. There will be no degree requirement for those applying under the Licensed appraiser status. The degree requirement of the 2015 will not be retroactive and will not affect current licensees, but will affect current licensees who want to upgrade their license status.

III. Legislative Updates

■ Missouri Housing Industry Alliance (MHIA)

David Doering gave an overview on the purposes and functioning of the MHIA and MAAC as well as the Section's role within them. The MHIA meets quarterly to create an atmosphere for discussion and cooperation. The last meeting of the MHIA was on September 6th. David reported that there will be a fairly rigid and well defined plan for licensing home inspectors. There are concerns about mandatory radon testing. David says this will likely be voted down as an unnecessary expense to homeowners. The Homebuilder's Association stated concern about reactionary measures in Joplin such as the enforcement of higher levels of building codes. Safe rooms are selling like crazy. Steven Owen, a resident of Joplin, commented that the Joplin city government has been receiving a lot of extreme suggestions and that they were doing a great job of keeping things realistic. The next MHIA meeting is scheduled for October 12th.

■ Missouri Appraisers Advisory Council (MAAC)

David Doering reported that the new and improved MAAC website is up. Please check out <http://www.missouriappraisers.org/>. On the horizon is a MAAC Facebook page. If you click "like" it will add you to the MAAC mailing list so that you can get important news and updates. The 2012 MAAC Conference is scheduled for March 16th and 17th.

IV. Nomination and Election of Officers and Directors

Nominations were accepted from the floor and then votes were cast.

- Steven Owen was elected 2012 Section Chair
- Dave Doering was elected 2012 Section Vice Chair

V. Adjourn

****Asterisk means related materials are in your meeting packet***

Appraisal Section's Purpose: To serve the specialized needs of those members with an interest in real estate appraisal and to be the business advocate for real estate appraisers in the State of Missouri.