

**MARYLAND COMMISSION OF REAL ESTATE APPRAISERS,
APPRAISAL MANAGEMENT COMPANIES, AND HOME INSPECTORS
BUSINESS MEETING MINUTES**

DATE: April 12, 2022

TIME: 10:32 am

PLACE: 1100 N. Eutaw Street (virtual)
Baltimore, Maryland 21201

PRESENT: Commissioner Anatol Polillo, Chairman
Commissioner Jeremiah Hosford
Commissioner Coleen Courtney-Morrison
Commissioner Sean Troxell
Commissioner Steve Feyerick
Commissioner Thomas Owen
Commissioner Stacy Harman
Commissioner Bob Hergenroeder
Commissioner Jerry Pickholtz
Commissioner Karen Trendler
Commissioner Nathan Cavey
Commissioner Roxanne Alston
Commissioner Todd Warren

ABSENT: Commissioner Gwen Skillern
Commissioner Harold Huggins, Vice-Chair

DEPT. OF LABOR STAFF PRESENT: Todd Blackistone, Executive Director
Sloane Fried Kinstler, Assistant Attorney General
Michael Szlachetka, Administrative Assistant

OTHERS PRESENT: Jenny Tidwell from the Appraisal SubCommittee
Claire Brooks from the Appraisal SubCommittee
Cathy Cooper from ATI Home Inspections

Call to Order

Commission Chairman, Anatol Polillo, called the business meeting of the Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors to order at 10:32 am.

Introduction of Roxanne Alston

Commission Chairman, Anatol Polillo, welcomed to the Commission new Commissioner, Roxanne Alston. Commissioner Alston expressed gratitude and is excited to join the Maryland Commission. Ms Alston will fill the vacant consumer member seat on the Commission.

Introduction of Jenny Tidwell and Claire Brooks

Commission Chairman, Anatol Polillo, welcomed to the Commission Appraisal SubCommittee (ASC) members, Jenny Tidwell and Claire Brooks. Ms. Tidwell gave a brief overview of the Appraisal SubCommittee and it's functions. The Appraisal SubCommittee members attended the meeting as observers and expressed pleasure to be part of the Commission meeting.

Approval of Minutes

Prior to approval of the minutes of the business meeting held on February 8, 2022, the Commission discussed an amendment to correct a typographical error on page 4, in the section titled "Building Entry Access Permits". In the sentence reading "that a home inspector disclose on a report *if* certain aspects if construction" be corrected to say "that a home inspector disclose on a report *of* certain aspects if construction".

By Motion made by Commissioner Harman, seconded by Commissioner Feyerick and carried by a unanimous vote, the minutes of the February 8, 2022 business meeting are approved with the correction.

Real Estate Appraiser Complaint Committee Report

Executive Director, Todd Blackistone, reported to the Commission that the Appraiser Complaint Committee met prior to the public meeting and reviewed 8 items of new business. The disposition of which was as follows:

Complaints	-	22- REA - 46	Settlement Negotiations/Precharge
		22- REA - 47	Dismissed
		22- REA - 49	Tabled
		22- REA - 50	Technical Review/ Settlement Negotiations
		22- REA - 52	Tabled
		22- REA - 58	Dismissed
		22- REA - 60	Dismissed
		22- REA - 63	Settlement Negotiations/Precharge

A Motion was made by Commissioner Hosford and seconded by Commissioner Courtney-Morrison, that the Commission accept the report and recommendations of the Appraiser Complaint Committee. This motion passed by a unanimous vote.

Home Inspector Complaint Committee Report

Commissioner Troxell reported that the Home Inspector Complaint Committee met prior to the public meeting and reviewed 10 items of new business. The disposition of which was as follows:

Complaints	-	22- INSP - 48	Informal hearing
		22- INSP - 51	Investigation
		22- INSP - 54	Settlement Negotiations/Precharge
		22- INSP - 56	Settlement Negotiations/Precharge
		22- INSP - 64	Settlement Negotiations/Precharge
		22- INSP - 65	Settlement Negotiations/Precharge
		22- INSP - 66	Dismissed
		22- INSP - 68	Settlement Negotiations/Precharge
		22- INSP - 69	Settlement Negotiations/Precharge
		22- INSP - 73	Settlement Negotiations/Precharge

A Motion was made by Commissioner Trendler, seconded by Commissioner Hergenroeder, and unanimously carried that the Commission accept the recommendations of the Home Inspector Complaint Committee.

Education Committee Report

Commission Chair Polillo reported that the Appraiser and Home Inspection Education Committees met on this date and approved 15 courses. The Appraiser Education Committee reviewed 9 courses and, of those, all courses were approved; the Home Inspection Education Committee reviewed 7 courses and, of those, approved 6 courses.

A Motion was made by Commissioner Troxell, seconded by Commissioner Hergenroeder, and unanimously carried that the Commission accept the recommendations of the Education Committees.

Old Business

None to be considered.

Chairman's Report

No report offered.

New Business

Commissioner Hosford addressed the Commission about the confusion pertaining to a supervising appraiser's disclosure of third-party contributions, including those of an appraiser trainee. Commissioner Hosford recommended that licensed and certified appraisers be reminded of the proper method for signing a report and disclosing assistance and third-party contribution. A supervising appraiser is only to sign the "appraiser section" when the supervising appraiser

personally conducted an interior and exterior inspection of the property. If the supervising appraiser did not visually inspect the interior or exterior of the property, the supervising appraiser must so indicate in the "supervisor section".

Commissioner Hosford also raised an issue associated with "desktop appraisals" and requested that the Commission notify licensed and certified appraisers of the concept of a desktop appraisal and potential exposure to liability associated with the practice.

A Motion was made by Commissioner Courtney-Morrison, seconded by Commissioner Hosford, and unanimously carried that the Commission notify real estate appraisers to alert them of potential liability associated with using desktop appraisals.

Assistant Attorney General's Report

Assistant Attorney General, Sloane Fried Kinstler, welcomed Commissioner Roxanne Alston to the Commission. AAG Kinstler gave a brief explanation of parliamentary procedure during public meetings as it pertains to moving an idea toward a vote, the effect of making a motion, offering a second to a motion, and how a commission member votes on the matter.

Adjournment

There being no further business to discuss, a Motion was made by Commissioner Harman, seconded by Commissioner Hosford, and unanimously carried that the meeting adjourn. The meeting adjourned at 11:46 a.m.

_____ Approved without corrections

_____ Approved with corrections

Signature on file
Commissioner Anatol Polillo, Chair

Date