

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

DATE: December 13, 2022

TIME: 10:35 a.m.

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

PRESENT: Commissioner Anatol Polillo, Chairman
Commissioner Harold Huggins, Vice-Chair
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 (arrived late)
Commissioner Roxanne Alston (arrived late)
Commissioner Gwen Skillern
Commissioner Nathan Cavey
Commissioner Todd Warren (arrived late)

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

OTHERS PRESENT: Scott DiBiasio, Appraisal Institute

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 10:34 a.m.

Approval of Minutes

The minutes of the business meeting held on October 11, 2022, were reviewed, and considered. By Motion made by Commissioner Pickholtz, seconded by Commissioner Huggins and, by a majority vote, the minutes of the October 11, 2022 business meeting were approved.

Commissioners Warren, Trendler, and Alston were not present and did not vote on the matter.

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 5 items of new business. The disposition of which was as follows:

Complaints	-	22- REA - 61	Settlement Negotiations/Precharge
		23- REA - 14	Settlement Negotiations/Precharge
		23- REA - 16	Settlement Negotiations/Precharge
		23- REA - 17	Settlement Negotiations/Precharge
		23- REA - 19	Settlement Negotiations/Precharge

A Motion was made by Commissioner Courtney-Morrison, and seconded by Commissioner Trendler that the Commission accept the report and recommendations of the Appraiser Complaint Committee. The motion passed by a majority vote. Commissioners Warren and Alston were not yet present and did not vote on the matter.

Home Inspector Complaint Committee Report

Commissioner Troxell reported that the Home Inspector Complaint Committee met prior to the public meeting and reviewed 8 items of new business. The disposition of which was as follows:

Complaints	-	23- INSP - 04	Informal Hearing
		23- INSP - 07	Technical Review
		23- INSP - 09	Dismissed
		23- INSP - 10	Precharge/Settlement Negotiations
		23- INSP - 12	Precharge/Settlement Negotiations
		23- INSP - 13	Informal Hearing
		23- INSP - 15	Dismissed
		23- INSP - 18	Precharge/Settlement Negotiations

A Motion was made by Commissioner Pickholtz, seconded by Commissioner Huggins and, by a majority vote, the Commission accepted the recommendations of the Home Inspector Complaint Committee. Commissioners Warren and Alston were not yet present and did not vote on the matter.

Appraisal Management Company Complaint Committee Report

Commissioner Feyerick reported that the Appraisal Management Company Complaint Committee met prior to the public meeting and reviewed 1 item of new business. The disposition of which was as follows:

Complaints	-	22- AMC - 94	Dismissed
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A Motion was made by Commissioner Feyerick, seconded by Commissioner Huggins and, by a majority vote, the Commission accepted the recommendations of the Appraisal Management Company Complaint Committee. Commissioners Warren and Alston were not yet present and did not vote on this matter.

Education Committee Report

Commission Chair Polillo reported that the Appraiser and Home Inspection Education Committees met on this date and approved 14 courses. The Appraiser Education Committee reviewed 5 courses and, of those, all courses were approved; the Home Inspection Education Committee reviewed 9 courses and, of those, all courses were approved.

A Motion was made by Commissioner Troxell, seconded by Commissioner Harman and, by a majority vote, the Commission accepted the recommendations of the Education Committees. Commissioner Warren was not present and did not vote on this matter.

Old Business

Assistant Attorney General, Sloane Fried Kinstler, addressed the Commission regarding the ongoing consideration of adopting Practical Applications of Real Estate Appraisal (“PAREA”). Counsel reminded the Commission that, during the last meeting, members had expressed concern about potential benefits of PAREA programs and decided that more information was required to make a determination. AAG Kinstler presented the results of her review of other states’ efforts in this regard, including Pennsylvania, Delaware, Ohio, New Jersey, and Texas either having approved alternatives to appraiser licensure or having recommended approval of PAREA alternative license programs established by the Appraisal Qualifications Board (“AQB”). The Commission resumed a discussion of PAREA and whether, notwithstanding a shortage of qualified appraisers, there should be concerns regarding a lack of actual practical, non-virtual training. Scott DiBiasio of the Appraisal Institute (“AI”) stated that the AI’s PAREA program is projected to be ready for implementation in September 2023; he was unsure of the progress of other course providers. The Commission decided to continue to research and consider the merits of PAREA.

New Business

Reinstatement of a Home Inspector License # 1

Executive Director, Todd Blackistone, addressed the Commission about a former home inspector who contacted the Commission to reinstate their license. The former home inspector was licensed from 2008 and expired in 2016. The individual has retaken the 72 hour qualifying course. After discussion, the Commission decided to allow the individual to reinstate the license without having to retake the National Home Inspector Examination.

A Motion was made by Commissioner Pickholtz, seconded by Commissioner Harman to allow reinstatement of the home inspector license, which and passed by a majority, with Commissioners Troxell and Hergenroeder voting against the motion and Commissioners

Huggins, Hosford, Courtney-Morrison, Feyerick, Owen, Harman, Pickholtz, Trendler, Alston, Skillern, Cavey, and Warren voting to allow license reinstatement.

Applicant for a Home Inspector License # 1

Executive Director, Todd Blackistone, addressed the Commission about an applicant for a home inspector license. The applicant did not disclose a misdemeanor conviction in district court, approximately 20 years old, on the license application. When asked in a letter from the Commission to explain the discrepancy, the applicant explained having misunderstood the conduct question which the applicant understood to ask about convictions in state and federal courts and not a district court, which the applicant misunderstood to be county courts, resulting in his incorrectly responding on the license application. The Commission accepted the applicant's representation and plausible misunderstanding of the wording of the application question and agreed that the applicant should not be barred from licensure for the conviction itself or the initial failure to disclose it as long as the applicant meets the license qualifications.

A Motion was made by Commissioner Hosford, seconded by Commissioner Feyerick and, by a majority, the Commission voted that the applicant would not be barred from licensure based on the conviction or the initial failure to report it. Commissioner Warren abstained.

Technical Review for Home Inspector Complaints

Executive Director, Todd Blackistone, addressed the Commission regarding the need for an expert(s) to perform technical reviews for certain home inspector complaints. Since the Commission is not able to provide financial compensation for a review, the Commission considered alternative methods of reimbursement for the home inspector's time and effort in developing a report and providing testimony, if required, during a hearing. The Commission decided that a licensed home inspector conducting a review could be offered a reduction the amount of continuing professional competency ("CPC") education required for license renewal.

A Motion was made by Commissioner Troxell, seconded by Commissioner Hergenroeder and was unanimously carried that the Commission would approve an individual serving as a technical reviewer being offered a maximum of 5 hours of CPC education at the time of renewal by up to 5 hours per complaint reviewed.

The Election of a New Chairperson

Executive Director, Todd Blackistone, addressed the Commission to advise that the Commission must annually elect a chair and vice chair. Md. Ann. Code, Bus. Occ. & Prof. § 16-203. Further, Director Blackistone advised that Commissioner Anatol Polillo's term was ending and that he wished to step down as Chair but continue to serve as a Commission member until such time as a replacement had been appointed. Commissioner Polillo agreed it was time to elect a new Chair. The Commission discussed potential candidates and whether they were willing to serve as Commission Chair. Counsel reminded the Commission that any member of the Commission is eligible to serve as chair but, in accordance with Md. Ann. Code, Bus. Occ. & Prof. § 16-203(a)(1), if the elected Chair is an appraiser or home inspector, it must elect a vice chair who

holds the other seat. The Commission nominated Commissioner Troxell to serve as chairperson.

A Motion was made by Commissioner Harman, seconded by Commissioner Hergenroeder, seconded by Commissioner Warren and was unanimously carried, that the Commission elect Commissioner Troxell as the new Commission Chairperson. Commission Cavey, who was momentarily unavailable, did not vote on the motion.

The Election of a New Vice Chairperson

Executive Director, Todd Blackistone, addressed the Commission regarding the need to elect a vice chair. As a home inspector had been elected to serve as chair, the Commission should consider appraiser members of the Commission. Director Blackistone also advised that current Commission Vice Chairperson, Commissioner Huggins', term is ending. He suggested election of another member. The Commission discussed potential nominees and nominated Commissioner Courtney-Morrison as Commission Vice Chairperson.

A Motion was made by Commissioner Hergenroeder, seconded by Commissioner Warren, and unanimously carried, that the Commission elect Commissioner Courtney-Morrison as the new Commission Vice Chairperson.

Chairman's Report

No report offered.

Assistant Attorney General's Report

No report offered.

Adjournment

There being no further business to discuss, a Motion was made by Commissioner Huggins, seconded by Commissioner Harman, and unanimously carried that the meeting adjourn. The meeting adjourned at 12:31 p.m.

_____ Approved without corrections

_____ Approved with corrections

Signature on file

Commissioner Sean Troxell, Chair

Date