

# NORTH DAKOTA REAL ESTATE APPRAISER QUALIFICATIONS AND ETHICS BOARD

Minutes-June 10, 2019  
Board Teleconference Call Meeting

Chairperson Timian called the meeting to order at 11:00AM. Roll call was taken.

Board Members present:

Chairperson Tim Timian	Corey Kost
Kathy Maier	Joe Sheehan
Jodie Campbell	David Campbell
Allyson Hicks, Legal Counsel	

Staff Present:

Applicant:

At the meeting of May 22, 2019, the Board offered Ryon Rypkema a conditional certified general permit, to be issued six months from the application date and after completion of a 7-hour ethics course. Mr. Rypkema has provided additional information and is requesting the Board reconsider the terms of the conditional permit, removing the six months requirement and allow him to complete the ASFRMA Best in Business Ethics course to be held in October via internet. Discussion took place.

Mr. Rypkema provided a copy of his initial application for certification in SD. In review of the SD application, it appears the incident was not an issue as SD Law reads it as a traffic violation. Mr. Rypkema did not report this on his ND application based on this information. Furthermore, he indicated he thought there was a statute of limitations to the incident.

Based on the additional information provided, Kathy Maier made a motion to amend the conditional approval by removal of the six-months requirement and allow Mr. Rypkema to complete the ASFRMA ethics course. Joe Sheehan seconded the motion. Discussion continued. Corey Kost stands by the original offer, as he sees a history of untruthful statements and feels Mr. Rypkema should be held accountable for his actions. Discussion concluded. Chairman Timian called for the vote. Kathy Maier, Joe Sheehan and Tim voted yes to the motion. Corey Kost voted no. Motion carried.

Board Response to ND Temporary Waiver Request:

Corey Kost has drafted a response to the Temporary Waiver Request on behalf of the Board. The response provides facts that demonstrate a scarcity of appraisers does *not* exist across the entire state of ND for all property types, addresses unintended consequences of the waiver, and offers more appropriate alternatives than issuance of a waiver. Discussion took place.

Kathy Maier commented that the letter was impeccably written and well represented her thoughts.

Joe Sheehan was in agreement that the letter was well written and provides a valid position. While he respects the position presented in the response, he has reservations and would probably support the waiver. As a financial person he has experienced the problems addressed in the waiver. He also feels financial institutions have done a good job of governing themselves; they try to help the customer, and in the intent of that, they have a track record of not taking extensive risks.

Brock DesLauriers was not in attendance. However, in an email to Staff, Brock indicated that as a financial person he cannot support signing the letter.

Kathy Maier made motion to forward the letter to the ASC as written. Corey Kost seconded the motion. Discussion continued. Allyson Hicks, Legal Counsel, questioned where the letter should address the pending controversy of whether ND is a mandatory or voluntary licensing state. Board members were in agreement that the Board has yet to receive an opinion from the Attorney General, has operated under the assumption that ND is a voluntary, and therefore, should act upon that until we find otherwise. Furthermore, the ASC is required to make their determination on whether there is a scarcity of appraisers leading to significant delays in appraisal services, what ND Law says is irrelevant. Chairperson Timian called for the vote. Corey Kost, Kathy Maier and Tim Timian voted yes. Joe Sheehan voted no. Motion carried.

Chairman Timian commended Corey on an excellent job in drafting this response on behalf of the Board and thanked him for the time he put into writing the letter.

**Board Representation at the Meeting with the ASC:**

The ASC will be holding a special meeting in July to address the ND request for a Temporary Waiver. Discussion took place. Board members were in agreement that it is important to have representation at the meeting to address the ASC and to be available for questions.

Kathy Maier moved to send Board Chairman Timian and Vice Chair Corey Kost to the ASC Special on behalf of the Board. Joe Sheehan seconded the motion. Chairman Timian called for the vote. Kathy Maier, Corey Kost, Joe Sheehan, and Tim Timian all voted yes to the motion. Motion carried.

**Reschedule June 17<sup>th</sup> Meeting:**

Board members were in agreement to reschedule the meeting of June 17<sup>th</sup> to the end of August. However, Staff is to schedule teleconference calls, as needed, to address applicants as their work product reviews are received.

Chairman Timian called for adjournment.

Respectfully submitted,



Jodie R Campbell  
Executive Secretary