

# NORTH DAKOTA REAL ESTATE APPRAISER QUALIFICATIONS AND ETHICS BOARD

Minutes – July 28, 2020  
Board Meeting – Zoom/Teleconference Call

Chairperson Timian called the meeting to order. Roll call was taken.

Board Members present online:

Chairperson Tim Timian  
Corey Kost  
Matt Schlenvogt

Joe Sheehan  
Brock DesLauriers

Staff Present:

Jodie Campbell  
Allyson Hicks, Legal Counsel

David Campbell  
Joe Ibach, Investigative Reviewer

Chairman Timian began the meeting by welcoming new board member Matt Schlenvogt.

## Investigations:

**Case 219-193:** At the meeting of September 23, 2019, the Board requested the Board Investigator complete a Standard 3 Review. Board Members were provided a copy of the review and David Aaland's response to the review. Discussion took place.

The Standard 3 Review confirmed the issues addressed in the allegations, the investigative report and discussed at the September 23rd meeting. Some of the issues discussed included: 1) verification concerns (GLA in Comp 4 appears to be overstated due to lack of verification), 2) lack of reasoning in the sales comparison approach, 3) adjustments lacked market support, 4) failure to support site value, and 5) no explanation as to why the cost or income approaches were excluded. The Board concluded there are technical issues that need to be addressed. However, there appear to be no ethical concerns.

Based on the Investigative Report, the Standard 3 Review and Board discussion, Corey Kost moved to offer David Aaland a conditional dismissal of the allegations, with the following terms: 1) Payment of a \$300 fine and 2) Within six months of signing the agreement, the appraiser must complete: a) a seven-hour course on *Comparative Analysis* and b) a four-hour course on *Thinking Outside the Form*. Upon completion of the requirements, the Case will be dismissed. Brock DesLauriers seconded the motion. Chairman Timian called for the vote. Brock DesLauriers, Corey Kost, Joe Sheehan, Matt Schlenvogt, and Tim Timian voted yes to the motion. Motion carried.

**ND Temporary Waiver Extension Request:** Chairman Timian thanked Corey for the time he spent on drafting the letter to the ASC on behalf of the Board. The ASC special meeting to address the Waiver Extension Request is scheduled for July 29<sup>th</sup>.

**Proposed Rules:** A hearing was held on the Proposed Rules, no comments were received. As required, the Rules were forwarded to and approved by the Attorney General's office for legality. Prior to submitting the rules to Legislative Council for publication, final Board approval is required. Corey Kost moved for approval. Joe Sheehan seconded the motion. Chairman Timian called for the vote. Brock DesLauriers, Corey Kost, Joe Sheehan, Matt Schlenvogt, and Tim Timian voted yes to the motion. Motion carried.

## Other Business:

- Staff provided an update on the outstanding investigations and applicants for upgrades.
- It was decided to move from meeting biweekly to monthly (as needed).
- The Board has not met face-to-face since March due to Covid-19. Board members were in agreement to hold a face-to-face meeting. Staff and Chairman Timian will review dates. Legal Counsel indicated the Board should encourage the public to attend telephonically or electronically (if available) to abide by social distance guidelines.

Chairman Timian called for adjournment.

Respectfully submitted,

Jodie R. Campbell, Executive Secretary