

**WEST VIRGINIA REAL ESTATE APPRAISER LICENSING AND CERTIFICATE  
BOARD  
MEETING MINUTES  
VIA ZOOM  
DECEMBER 16, 2020**

**I. Call to order** Dean Dawson, Chair

The meeting was called to order at 10:08 a.m. by Dean Dawson, Chair.

**II. Roll Call** Dean Dawson, Chair

The following were in attendance via Zoom: Chair Dean Dawson (Appraiser - 2nd Congressional District), Robert G. Wilson (Appraiser - 3rd Congressional District), Nathan Nibert (Appraiser- 3rd Congressional District), Joseph A. Chico, III (Appraisal Management Company), Anthony J. Julian (General Public), Darlene Dunn (Financial Institution), Frank DeChiazza (Financial Institution), WVREALCB Executive Director Patricia Rouse Pope, ex officio, and Karen Fisher, Administrative Assistant.

**III. Remarks from the Public** Board

None

**IV. Approval of Agenda**

Addition of Proposed 2021 meeting dates added to the agenda. Motion to approve agenda with addition made by Darlene Dunn.  
Seconded by Robert (Tyke) Wilson  
Motion carried.

**V. Approval of November 18, 2020 Meeting Minutes** Patricia R. Pope

Motion to approve the November 18, 2020 Meeting Minutes made by Darlene Dunn.  
Seconded by Robert (Tyke) Wilson  
Motion carried.

**VI. Financial Report** Patricia R. Pope

Motion to approve Financial Report as presented made by Anthony Julian.  
Seconded by Frank DeChiazza.  
Motion carried.

**VII. Executive Director's Report** Patricia R. Pope

ED called to the Board's attention were the following subjects:

1. Required Financial Disclosure required of board members due 2.1.2021.
2. Annual Report due 12.31.2020 to the WV Legislature and the WV Legislative Historian was submitted on 12.11.2020 and a hard copy was delivered to and entered with the WV Secretary of State on 12.14.2020.
3. Suggestion for meeting with the WVOT re the WVREALCB website issues and contested/outstanding invoices.

**VIII. Legal Counsel Report** Anthony D. Eates, II

Dean Dawson updated Board re:

1. Conversation with our AG that he'd be invited to meetings on an as-needed basis.
2. Use of outside counsel has been successful, especially in regard to swift code and rule interpretations.
3. Described how Admin. Asst. Karen Fisher has been using her Paralegal skills to Board's advantage, drafting complaints and consent decrees for AG's review and approval. As a result, legal matters are being expedited and AG's fees reduced.

## **IX. Committee Reports & Recommendations**

### **A. Standards**

Dean Dawson

#### **1. Report of recommendations of 12.9.2020 Meeting:**

##### **Pending Allegations**

- a. A20-002

##### **Pending Complaints**

- b. S20-001-C – RFQ for review awarded 11.18.20. Review is pending.
- c. S20-002-C – Same as S20-001 above.
- d. S20-003-C – Consent Decree mailed CRRR 12.10.20.
- e. S20-004-C – Response to Complaint received and reviewed.
- f. S20-005-C – Complaint mailed CRRR 12.3.20.
- g. S20-006-C – USPAP review pending.
- h. S20-007-C – Response to Complaint due 12.28.20.
- i. S20-008-C – Complaint mailed CRRR 12.3.20.
- j. S20-009-C – Complaint mailed CRRR 12.3.20.
- k. S20-010-C – Review pending.
- l. S20-011-C – Complaint mailed CRRR 12.10.20.
- m. S20-012-C – USPAP review pending.
- n. S20-013-C – USPAP review pending.
- o. S19-001-C

Motion to approve Committee report made by Dean Dawson.

Seconded by Nathan Nibert.

Motion carried.

### **B. Education**

#### **1. Consideration of Approval of Education Courses**

- a. A.I. – Litigation Appraising – Specialized Topics and Apps
- b. A.I. – The Appraiser as the Expert Witness – Preparation and Testimony
- c. ASFMRA – Advanced Rural Case Studies
- d. ASFMRA – Eminent Domain
- e. ASFMRA – Valuation of Conservation Easements & Other Partial Interests in Real Estate
- f. McKissock – WV Appraiser Law

Motion made to approve courses made by Anthony Julian.

Seconded by Nathan Nibert.

Motion carried.

- C. Upgrades Nathan Nibert, Chair
1. Report of Recommendations of 12.16.2020 meeting
    - a. U20-037-S – Deny, no commentary.
    - b. U20-038-L - Approve
    - c. U20-039-R - Approve
    - d. U20-040-R – Deny with suggestion to pursue LR at this time.

Motion made to approve Committee report made by Nathan Nibert.  
 Seconded by Anthony Julian.  
 Motion carried.

**X. Open Business**

- A. Consideration of Million Dollar Appraisal  
 Motion made by Dean Dawson to elevate appraisal to complaint.  
 Seconded by Nathan Nibert.  
 Motion carried.
- B. Consideration of AMC Appraisal – Continued.
- C. Consideration of beginning in-person meetings – Continued.
- D. Consideration of holding a board meeting in northern or southern WV – Continued.
- E. Consideration of Code/Rule Changes – On-going.
- F. Consideration of license & certification number issue – Board recommended a meeting with WVOT regarding issue and report back and to consider doing what’s necessary to return system to how licenses were issued prior to 2019,

Motion to approve Open Business made by Anthony Julian.  
 Seconded by Robert Wilson.  
 Motion carried.

**XI. New Business**

- A. Consideration of Executive Director Status – Continued to January meeting.  
 Motion made by Darlene Dunn to enter Executive Session at 11:10 am.  
 Seconded by Anthony Julian.  
 Motion carried.

Motion made by Darlene Dunn to exit Executive Session at 11:55 am.  
 Seconded by Anthony Julian.  
 Motion carried.

**XII. Remarks from the Board.**  
 None.

**XIII. Adjournment**

Motion made by Darlene Dunn to adjourn.  
 Seconded by Anthony Julian.  
 Motion carried.  
 Meeting adjourned at 11:59 am.

WVREALCB meeting - January 20, 2021 via Zoom  
Standards & Upgrades Committee meeting – January 13, 2021 via Zoom

Respectfully submitted by:  
Karen L. Fisher, WVREALCB, Administrative Assistant



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Dean Dawson, Chair

01/25/2021

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Date

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VACANT, Secretary

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Date