

**WEST VIRGINIA REAL ESTATE APPRAISER  
LICENSING AND CERTIFICATION BOARD  
MEETING MINUTES**

**Via Zoom  
May 19, 2021  
10:00 am**

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

The meeting was called to order at 10:10 am by Dean Dawson, Chair.

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

A silent Roll Call was taken. It was determined a quorum existed.

The following were in attendance via Zoom: Chair Dean Dawson (Appraiser – 2nd Congressional District), Joseph A. Chico, III (Appraisal Management Company), Robert G. Wilson, Jr. (Appraiser - 3rd Congressional District), Nathan Nibert (Appraiser- 3rd Congressional District), Honorable 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**

Present at the meeting were:

Lori Noble Precision Appraisal Services, WV

Melissa Bond, Educational Provider, Datastar, MS

**IV. Approval of agenda** Board

Motion made to approve the agenda by Darlene Dunn.  
Nathan Nibert seconded.  
Motion carried.

**V. Approval of April 14, 2021 Meeting Minutes**

Motion made to approve the April 14, 2021 Meeting Minutes by Joe Chico.  
Darlene Dunn seconded.  
Motion carried.

**VI. Financial Report**

Patricia Rouse Pope

Patricia presented the April 2021 Financial Statement.

Motion to approve the Financial Report was made by Frank DeChiazza.

Darlene Dunn seconded.

Motion carried.

**VII. Executive Director's Report**

Patricia Rouse Pope

Patricia called the following matters to the Board's attention:

1. Update regarding License with Dash Issue
2. Update regarding AMC registration renewals
3. Status of Appraisal Renewal Packets
4. Update on status of next newsletter

Motion made to approve the Executive Director's Report was made by Dean Dawson.

Nathan Nibert seconded the motion.

Motion carried.

**VIII. Legal Counsel Report**

**Anthony D. Eates, II**

Dean Dawson updated the Board on the status of the Attorney General's staff and our legal counsel's availability and the current Consent Decree counter-proposals re S20-005-C, S20-008-C, S20-009-C, and S20-006-C.

**IX. Committee Reports & Recommendations**

**A. Standards**

Dean Dawson

1. Report of Recommendations of 5.12.2021 Meeting:

New Complaint(s)

None

New Allegation(s)

- a. A21-004

Pending Allegation(s)

- b. A20-002

- c. A21-003 – Elevate to Board Complaint

Pending complaint(s)

- d. S20-001-C
- e. S20-002-C
- f. S20-003-C Terms of Consent Decree met. Board accepted.
- g. S20-004-C Board granted request re: Exam Proctoring.
- h. S20-005-C.
- i. S20-006-C
- j. S20-007-C
- k. S20-008-C
- l. S20-009-C
- m. S20-010-C
- n. S20-012-C
- p. S20-013-C
- q. S20-014-C
- r. S21-001-C
- s. S21-002-C
- t. S21-003-C

Motion made to accept the Standards Committee recommendations as presented by Dean Dawson.

Nathan Nibert seconded.

Motion carried

## **B. Upgrades**

**Nathan Nibert, Chair**

- a. Report of recommendations of 5.12.2021 Meeting:
  - a. U21-011-R – Denied with Commentary for Response
  - b. U21-013-R – Approved
  - c. U21-014-S – Approved
  - d. U21-015-L - Continued

Motion made to accept the Upgrades Committee recommendation by Nathan Nibert.

Dean Dawson seconded.

Motion carried.

## **C. Education**

**Board**

Consideration of Approval of Education Courses.

- a. ASFMRA – Alternative Investments Seminar – Agriculture as an Asset
- b. ASFMRA – Practical Applications of the Equivalency Ratio
- c. ASFMRA – Valuation of Lifestyle and Trophy Properties
- d. McKissock – Guidelines for Fannie Mae Appraisals

Each of the courses listed above – Approved.

Motion made to approve the Education recommendations by Robert Wilson.  
Nathan Nibert seconded.  
Motion carried.

**X. Open Business**

- A. Consideration of AMC/Appraisal.
- B. Consideration of beginning in-person meetings.
- C. Consideration of holding a board meeting in northern or southern WV.
- D. Consideration of license & certification number issue.
- E. Zoom Meeting Protocol

Discussion re Items B. and C. ensued. Board consensus was to hold the June meetings in Morgantown. Standards and Upgrades Committee will meet on Tuesday, June 22, 2021, and the Board will meet on Wednesday, June 23, 2021.

Motion to approve Open Business made by Dean Dawson.  
Nathan Nibert seconded.  
Motion carried.

**XI New Business**

- A. Consideration of Licensing & Education Coordinator Dismissal

Item is moot due to prior resignation of licensing & Education Coordinator.

**XII. Remarks from the Board**

**XIII. Adjournment**

Motion to adjourn made by Anthony Julian.  
Frank DeChiazza seconded.  
Motion carried.

The Board meeting was adjourned at 11:15 a.m.

- WVREALCB meeting – June 23, 2021 Morgantown, WV
- Standards & Upgrades Committee meeting – June 22, 2021

Respectfully submitted by

Karen L. Fisher, WVREALCB, Administrative Assistant



---

Dean E. Dawson, Chair

06/23/2021

---

Date

---

VACANT, Secretary

---

Date