

NORTH CAROLINA APPRAISAL BOARD

Meeting Minutes Raleigh

April 22, 2025

Board Members Present

Mike Warren, Chair
Claire M. Aufrance, Vice-Chair
Lynn Carmichael
Marcella Coley
Jack C. (Cal) Morgan, III
Viviree Scotton
H. Clay Taylor, III

Staff Present

Donald T. Rodgers, Executive Director
Brandy M. March, Deputy Director
Sondra C. Panico, Legal Counsel
Jeffrey H. Davison, Investigator
Randall L. Echols, Investigator
Frank Fleming, Investigator
Mindy Sealy, Office Manager

CALL TO ORDER

Chair Warren called the meeting to order at 9:00 a.m.

Ms. Carmichael read the Board's Mission Statement.

Chair Warren read the Conflict-of-Interest reminder. No Board Member indicated any conflict of interest.

APPROVAL OF AGENDA

Ms. Carmichael moved, second by Ms. Aufrance, that the Board approve the agenda, with the Chair being able to take the items in any order. Motion carried.

APPROVAL OF MINUTES

Mr. Taylor moved, second by Ms. Coley, to approve the February Minutes (**Exhibit 1**), as presented. Motion carried.

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FINANCE

The Board reviewed the financial report through March 2025 (**Exhibit 2**).

LEGAL

Probable Cause (Exhibit 3)

Ms. Carmichael moved, second by Ms. Scotton, that the Board accept staff recommendations on all probable cause summaries with the exception of case number 2024-0037. Motion carried.

- 2024-0024** Dismiss this case with a warning to keep apprised of GSE guidelines.
- 2024-0025** Dismiss this case with a warning to keep apprised of GSE guidelines and apply proper analysis and/or commentary when determining whether to apply adjustments, conditioned upon completion of a course in highest and best use.
- 2024-0026** Dismiss this case with a warning to keep apprised of GSE guidelines and to review reports prior to submission to ensure adjustments are applied in an accurate manner.
- 2024-0030** Dismiss this case conditioned upon completion of a course in appraiser liability and sales comparison.
- 2024-0031** Dismiss this case with a warning to ensure they have necessary resources when completing appraisals in their service areas.
- 2024-0033** Dismiss this case.
- 2024-0036** Dismiss this case conditioned upon completion of a course in market supported adjustments.
- 2024-0037** Ms. Coley moved, second by Mr. Taylor, that the Board dismiss this case with a warning to proofread reports to eliminate typographical and cloning errors, conditioned upon completion of a course in appraiser liability and the 15-Hour USPAP course, with exam. Motion carried.
- 2024-0038** Dismiss this case.
- 2024-0039** Dismiss this case.
- 2024-0049** Dismiss this case.
- 2024-0051** Dismiss this case with a warning to comply with all assignment conditions, conditioned upon completion of a course in desktop appraisals.

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- 2024-0056** Dismiss this case with a warning to provide adequate explanation and adhere to Fannie Mae Guidelines.
- 2024-0058** Dismiss this case with a warning to comply with Board Rules and to adhere to assignment conditions when developing a report.
- 2025-0005** Move this case to a hearing.

AMC

- 2024-0001** Dismiss this case with a reminder to make sure to follow appraiser independence requirements.

The Board reviewed the Pending Hearing Report **(Exhibit 4)** and the Disciplinary Actions Year-to-Date **(Exhibit 5)**.

LICENSING AND EDUCATION

The Board reviewed the list of candidates who have been recently registered or certified **(Exhibit 6)**.

The Board reviewed the list of AMCs that have recently been registered **(Exhibit 7)**.

The Board reviewed the Examination Report through March 2025 **(Exhibit 8)**.

PUBLIC FORUM (Exhibit 9)

There were no requests to speak at the Public Forum.

OTHER

The Board reviewed The Appraisal Foundation's reports **(Exhibit 10)**.

Pete Fontana, John Russell, and Kenya Allen with The Appraisal Foundation's State Harmonization Task Force gave a presentation on Mass Appraisal Experience and how it is implemented in other states.

Committee Report

The predetermination committee met on February 26, 2025. The committee members in attendance were Lynn Carmichael, Marcella Coley, and H. Clay Taylor. Brandy March was the staff member present and Sondra Panico served as legal advisor to the Committee. The Committee reviewed two items. Item no. 1 was a petition from an applicant seeking predetermination regarding whether their prior criminal history would disqualify them from obtaining a real estate appraiser's license. The committee voted that the incident reported would not affect their ability to obtain licensure. Item no. 2 was a complaint allegation in which it was

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determined the Board did not have jurisdiction. The committee voted to close the matter and not investigate.

The committee also met on April 14, 2025. The committee members in attendance were Lynn Carmichael, Marcella Coley, and H. Clay Taylor. Brandy March was the staff member present and Sondra Panico served as legal advisor to the Committee. The Committee reviewed three items. Item no. 1 pertained to information received by staff on a licensee's potential violations of The NC Appraiser's Act. The committee determined that the Board did not have any jurisdiction on the matter as it fell outside of the NC Appraiser's Act. Item no. 2 pertained to two licensee's potential violations of USPAP. The committee determined that the referrals would be treated the same as GSE complaints and complaints were to be opened and the matter to be investigated. Item 3 pertained to an applicant's application for certified residential status which was placed on hold by Staff due to pending criminal actions and the applicant's request for reconsideration so they could move through the process and sit for the national exam while the court hearing was pending. The committee determined that the application was to remain on hold until such time as the court made a decision in the case.

Staff Report

Ms. March spoke to the NC Society of Farm Managers and Rural Appraisers meeting on March 11, 2025, at the NC State University Club in Raleigh. This meeting was originally scheduled for February 19, 2025, but was postponed due to inclement weather.

Mr. Rodgers will be speaking at the joint NCPAC/SCPAC conference in Myrtle Beach on May 8, 2025. He will provide an update on appraiser and complaint statistics and the new Fair Housing and Appraisal Bias courses that will be required beginning the next continuing education cycle.

Staff will send the Board a draft of the refreshed newsletter, with the objective to have it published and available to licensees in the first week of May to coincide with the start of license renewals. As mentioned previously, staff are planning on three editions per calendar year and will be retiring the *Appraisereport* title.

Staff are continuing to work on a redesign of the website. Ms. Sealy requested the programmer recommend a better platform to be able to make design changes. Mr. Rodgers spoke to the Board Chair about establishing a committee to improve the design of the website and determine what information the Board would like to have accessible on the website.

Staff are continuing to monitor two bills in the NC General Assembly. S690 would modify the requirements in North Carolina for individuals seeking to become certified residential utilizing PAREA. The current version of this bill would also eliminate reciprocity with other states. This bill has been referred to the Senate Committee for Commerce and Insurance and their next scheduled meeting is April 29, 2025. S451 recommends that many licensing boards reduce their continuing education requirements by one half. S451 was in committee last week and they indicated it was a "broad brushed" approach and there was a provision for boards that had minimum requirements that had to be met. The Appraisal Subcommittee provided letters for the bill sponsors, on each of these

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items, explaining the potential conflict with the FIRREA and the AQB Criteria.

The Spring AARO Conference will be virtual April 29, 2025 – May 1, 2025. If any board members have any questions about the agenda or logging in, they can contact Ms. March.

The next meeting will be at the Board office on June 24, 2025. During this meeting the Board will vote on the budget and Board officers for 2025-2026.

Ms. Aufrance moved, second by Ms. Carmichael, that the Board go into closed session pursuant to G.S. 143-318.18(6). Motion carried.

Ms. Coley moved, second by Ms. Aufrance, that the Board go back into open session. Motion carried.

The Board went into closed session to discuss the following which it reported in open session:

CONSENT ORDERS

2024-0040 Ellen Noffke

Ms. Coley moved, seconded by Ms. Aufrance, that effective April 23, 2025, Ellen V. Noffke (Respondent), who is a certified residential appraiser, shall not accept any multi-family investment property appraisal assignments. This shall constitute a limitation on her license. Pursuant to the Appraisal Qualifications Board (AQB) criteria, Respondent shall not supervise any appraiser trainees. This prohibition shall remain in effect until three years after any limitation is lifted. Respondent shall submit an affidavit (a statement signed under oath) on a yearly basis attesting that she has not accepted any multi-family investment property appraisal assignments over the past year and will continue not to accept any such appraisal assignments. The first affidavit shall be submitted to the Board office by May 1, 2026, and then yearly thereafter. If Respondent violates this Order, her license shall be actively suspended for a one-year period. If, at any point in the future, Respondent requests that the limitation on her license be lifted by the Board, the Board may impose conditions on her license at that time to ensure her competence in the area of appraising multi-family investment properties. These conditions will include probation with the following coursework: The Appraisal Foundation Corrective Education courses entitled: (1) Scope of Work: Appraisals and Inspections; and (2) Residential Report Writing verses Form Filling, and any other conditions the Board determines to be appropriate at that time. The hours for the above coursework shall not be used for Respondent's continuing education credit hours and requirements. Motion carried.

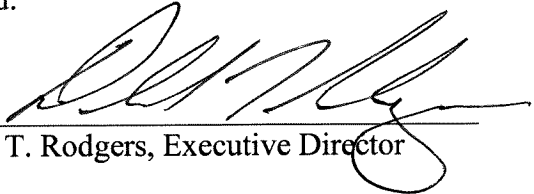
Tamarisk Appraisals

The Board was made aware that Tamarisk Appraisals, which has been an applicant for registration as an AMC with the Board in the past, has been operating in North Carolina without being registered. Board staff discussed efforts to obtain their compliance by either applying for registration or ceasing operation as an AMC in North Carolina. The Board will be updated at the

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June meeting as to whether Tamarisk has complied or whether to pursue an injunction. The Board decided to post notice to the Board's website and send an email to all NC appraisers informing them that Tamarisk is not registered in North Carolina and requesting they contact the board should upon receiving any appraisal service requests from Tamarisk Appraisals.

There being no further business to come before the Board, Ms. Carmichael moved, second by Ms. Aufrance, that the meeting be adjourned. Motion carried.



Donald T. Rodgers, Executive Director

This, the 24th day of June, 2025.



Mike Warren, Chair