

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
76 Northern Ave, Gardiner, Maine

MAINE BOARD OF REAL ESTATE APPRAISERS
PUBLIC MEETING
January 7, 2025
MINUTES

| <u>MEMBERS PRESENT</u> | <u>STAFF PRESENT</u> |
|-----------------------------------|---|
| Wendy Boston, Chair | Cathy Pendergast, Administrator |
| Alan Johnson, Vice-Chair | Katie Warwick, Assistant Attorney General |
| Nathan Shipley, Complaint Officer | John Belisle, Assistant Attorney General |
| Russell Barrows | Jazmyne Marks, Licensing Supervisor |
| | Heidi Lincoln, Office Specialist I |
| | Shara Chesley, Office Specialist I |
| | |
| <u>MEMBERS ABSENT</u> | <u>OTHERS PRESENT</u> |
| | <u>None</u> |
| | |

Location: 76 Northern Ave. Gardiner ME

Start: 9:00 a.m.

Adjourn: 11:30 a.m.

I. CALL TO ORDER

The meeting was called to order by the Chair at 9:00 a.m.

II. AGENDA MODIFICATIONS

A motion was made by Barrows and seconded by Shipley to add the election of officers & discussion regarding preliminary and final denial letter as proposed by Administrator Pendergast. Unanimous.

III. MINUTES REVIEW AND APPROVAL

A motion was made by Barrows and seconded by Shipley to approve the November 22, 2024, Minutes. Unanimous.

IV. ADJUDICATORY HEARING

2023-REA-20104 Zachary W. W. Brewster

Johnson recused.

Recording started at 9:05 a.m.

Hearing Officer – Mark Terison opened the hearing at 9:05 a.m. Zachary W. W. Brewster was present, representing himself. AAG Katie Warwick presented the Board’s case.

Public deliberations were conducted at the close of the hearing.

1. A motion was made by Barrows and seconded by Shipley that pursuant to 10 M.R.S. §8003(5-A)(A)(4) & (5) a preponderance of the evidence demonstrated violation of governing law and

rules of the Board, specifically 32 M.R.S. § 14028 and Board Rules Chapter 240 (a-j) by failing to comply with standards established by USPAP. Unanimous.

2. A motion was made by Barrows and seconded by Shipley to uphold the preliminary denial pursuant to 32 M.R.S. § 14041-A (11) applicant failed to meet the professional qualifications to become licensed as a residential real property appraiser by failing to obtain experience that demonstrates proficiency in appraisal principles, methodology, procedure, and reporting conclusions. 32 M.R.S. § 14037(2). Unanimous.

A motion was made by Barrows and seconded by Shipley to allow the Board Chair to sign the Decision and Order when it is written. Unanimous.

The hearing ended at 11:12 a.m. Recording was stopped.

Johnson re-joined the meeting.

V. ELECTION OF OFFICERS

A motion was made by Barrows and seconded by Shipley to keep the same slate of officers: Chair – Wendyann Boston; Vice-chair – Alan Johnson and Complaint Officer – Nathan Shipley. Unanimous.

VI. COMPLAINT PRESENTATIONS

None.

VII. ADMINISTRATOR'S REPORT

The Board discussed and was in favor of adding the option of withdrawing an application during the 30-day appeal period set forth in preliminary denial letters. Language to include that a denial or withdrawal does not preclude applicant from applying in the future.

VIII. PUBLIC COMMENT

None.

IX. MEETING SCHEDULE

The next regularly scheduled meeting is scheduled for Tuesday, February 4, 2025.

X. ADJOURN

A motion was made by Barrows seconded by Shipley to adjourn the meeting. Unanimous.

Being no further board business, the meeting was adjourned at 11:30 a.m.