



STATE OF OKLAHOMA  
REAL ESTATE APPRAISER BOARD

OFFICIAL MINUTES

July 11, 2018  
Date

312  
Number

The Real Estate Appraiser Board, established pursuant to the provisions of the Oklahoma Certified Real Estate Appraisers Act, held a regular session meeting on July 11th, 2018 at 9:30 a.m. The meeting was held in the Public Meeting Room of the offices of the Oklahoma Insurance Department at 5 Corporate Plaza, 3625 NW 56th Street, Suite 100, Oklahoma City, Oklahoma. In compliance with the Open Meeting Act, 25 O.S. §301 et seq., the agenda for this meeting was posted at the main entrance of the Oklahoma Insurance Department at 3625 NW 56th Street, Suite 100, Oklahoma City, Oklahoma on Monday, July 9, 2018 at 9:30 a.m., and transmitted to the offices of the Board members on July 3, 2018 and posted to the REAB website on July 9, 2018. The agenda is attached as Exhibit "A".

- I. **CALL TO ORDER.** Stephen C. Walton called the meeting to order at 9:30 a.m. The roll of Board members was called to establish a quorum.

Board members present were: Stephen C. Walton;  
Lee R. Caesar, Jr.;  
Betty J. Cagle;  
H.E. Ted Smith;  
Shelley Pruitt;  
Patty Broome

Board members excused were: John D. Doak & Becky Zarecki

Based on the result of the roll call, a quorum was declared present by the Chair.

Others in attendance were: Christine McEntire, Director; Bryan Neal, Assistant Attorney General; and Barron Brown, OID Counsel. Others present were: Rod Bien, Renee Hoover-Payton, Michael Flesher, Ron Flowers, Crystal Flowers, Garrett Duty, Jessica Dietrich, Thomas E. Allen, and Ray Blubaugh.

- II. **READING AND APPROVAL OF MINUTES.** (Exhibit "B")

Ms. Cagle moved that the reading of the minutes of the June 6, 2018 session be waived and approved as published and distributed. The Motion was seconded by Ms. Pruitt. The Chair ordered a roll call vote with the following results:

ROLL CALL VOTE:	Mr. Caesar	Abstained
	Ms. Cagle	Yes
	Mr. Smith	Yes
	Mr. Walton	Yes
	Ms. Pruitt	Yes
	Ms. Broome	Yes
	Ms. Zarecki	Excused

THE RESULT WAS FIVE VOTES IN THE AFFIRMATIVE, ONE EXCUSED, ONE ABSTAINED AND NONE OPPOSED. THE MOTION WAS AGREED TO.

- III. **CHAIRPERSON'S REPORT.** The Chairperson offered no report.

**VICE-CHAIRPERSON'S REPORT.** The Vice-Chairperson offered no report.

**DIRECTOR'S REPORT.**

- A. **Discussion and possible action regarding suspension of individuals for non-payment of annual fees due on April 30, 2018.** (Exhibit "C")

Mr. Caesar made a Motion and it was seconded by Mr. Smith to approve Board staff to

suspend the individuals listed in Agenda Item III., Director's Report A. The Chair ordered a roll call vote with the following results:

ROLL CALL VOTE:	Mr. Caesar	Yes
	Ms. Cagle	Yes
	Mr. Smith	Yes
	Mr. Walton	Yes
	Ms. Pruitt	Yes
	Ms. Broome	Yes
	Ms. Zarecki	Excused

THE RESULT WAS SIX VOTES IN THE AFFIRMATIVE, ONE EXCUSED, NONE RECUSED AND NONE OPPOSED. THE MOTION WAS AGREED TO.

**B. Discussion and possible action regarding approval of renewal applications due by August 31, 2018 and authority to issue certificates. (Exhibit "D")**

Mr. Smith made a Motion and it was seconded by Ms. Broome to approve Board staff to issue renewal certificates to the individuals listed in Agenda Item III., Director's Report B. The Chair ordered a roll call vote with the following results:

ROLL CALL VOTE:	Mr. Caesar	Yes
	Ms. Cagle	Yes
	Mr. Smith	Yes
	Mr. Walton	Yes
	Ms. Pruitt	Yes
	Ms. Broome	Yes
	Ms. Zarecki	Excused

THE RESULT WAS SIX VOTES IN THE AFFIRMATIVE, ONE EXCUSED AND NONE OPPOSED. THE MOTION WAS AGREED TO.

**C. Discussion and possible action regarding approval of original certificate of registration for appraisal management companies. (Exhibit "E")**

Mr. Caesar made a Motion and it was seconded by Ms. Pruitt to approve Board staff to issue original certificates to the companies listed in Agenda Item III., Director's Report C. The Chair ordered a roll call vote with the following results:

ROLL CALL VOTE:	Mr. Caesar	Yes
	Ms. Cagle	Yes
	Mr. Smith	Yes
	Mr. Walton	Yes
	Ms. Pruitt	Yes
	Ms. Broome	Yes
	Ms. Zarecki	Excused

THE RESULT WAS SIX VOTES IN THE AFFIRMATIVE, ONE EXCUSED AND NONE OPPOSED. THE MOTION WAS AGREED TO.

**D. Discussion and possible action regarding approval of AMC renewal applications due by August 31, 2018 and authority to issue certificates. (Exhibit "F")**

Mr. Caesar made a Motion and it was seconded by Ms. Pruitt to issue renewal certificates to the companies listed in Agenda Item III., Director's Report D. The Chair ordered a roll call vote with the following results:

ROLL CALL VOTE:	Mr. Caesar	Yes
	Ms. Cagle	Yes
	Mr. Smith	Yes
	Mr. Walton	Yes
	Ms. Pruitt	Yes
	Ms. Broome	Yes
	Ms. Zarecki	Excused

THE RESULT WAS SIX VOTES IN THE AFFIRMATIVE, ONE EXCUSED AND NONE



OPPOSED. THE MOTION WAS AGREED TO.

Ms. Zarecki entered the meeting.

**IV. COMMITTEE REPORTS:**

**A. Standards and Disciplinary Procedures Committee.** No report.

**B. Education, Experience and Testing Committee:**

**1. Discussion and possible action regarding approval of course submittals. (Exhibit "G")**

**(A)** Mr. Caesar made a Motion and it was seconded by Mr. Smith to approve the recommendation as presented in Agenda Item IV. B. 1. A. The Chair ordered a roll call vote with the following results:

ROLL CALL VOTE:	Mr. Caesar	Yes
	Ms. Cagle	Yes
	Mr. Smith	Yes
	Mr. Walton	Yes
	Ms. Pruitt	Yes
	Ms. Broome	Yes
	Ms. Zarecki	Yes

THE RESULT WAS SIX VOTES IN THE AFFIRMATIVE, ONE EXCUSED AND NONE OPPOSED. THE MOTION WAS AGREED TO.

**2. Discussion and possible action regarding approval or disapproval of reciprocal applications received and authority to issue certificates. (Exhibit "H")**

**(A)** Mr. Caesar made a Motion and it was seconded by Ms. Zarecki to allow staff to be given authority to issue original certificates to the individuals listed in Agenda Item IV. B. 2. (A). The Chair ordered a roll call vote with the following results:

ROLL CALL VOTE:	Mr. Caesar	Yes
	Ms. Cagle	Yes
	Mr. Smith	Yes
	Mr. Walton	Yes
	Ms. Pruitt	Yes
	Ms. Broome	Yes
	Ms. Zarecki	Yes

THE RESULT WAS SEVEN VOTES IN THE AFFIRMATIVE, NONE EXCUSED AND NONE OPPOSED. THE MOTION WAS AGREED TO.

**3. Discussion and possible action regarding approval or disapproval of experience documentation of applicants. (Exhibit "I")**

**(A)** Ms. Broome made a Motion and it was seconded by Ms. Zarecki to allow staff to be given authority to issue an upgrade certificate to the individuals listed in Agenda Item IV. B. 3. (A). The Chair ordered a roll call vote with the following results:

ROLL CALL VOTE:	Mr. Caesar	Yes
	Ms. Cagle	Yes
	Mr. Smith	Yes
	Mr. Walton	Yes
	Ms. Pruitt	Yes
	Ms. Broome	Yes
	Ms. Zarecki	Yes

THE RESULT WAS SEVEN VOTES IN THE AFFIRMATIVE, NONE EXCUSED AND NONE OPPOSED. THE MOTION WAS AGREED TO.

**C. Legislation & Rules Committee.** No report.

**D. Probable Cause Committee.**

1. Discussion and possible action regarding appointment of volunteers and/or committee members to assist Probable Cause Committee. No report.

2. Discussion and possible action regarding standard operating procedures for the Probable Cause Committee. No report.

3. Discussion and possible action regarding Probable Cause Committee disciplinary recommendations. No report.

V. **DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT OF MICHAEL D. MILLER, 12550CRA, TO THE STANDARDS AND DISCIPLINARY PROCEDURES COMMITTEE AND CONCURRENT APPOINTMENT AS A HEARING PANEL OFFICER FOR THE REMAINDER OF 2018.** (Exhibit "J")

Mr. Smith made a Motion and it was seconded by Ms. Pruitt to appoint Michael D. Miller to the Standards and Disciplinary Procedures Committee and concurrent appointment as a hearing panel officer listed in Agenda Item V. The Chair ordered a roll call vote with the following results:

ROLL CALL VOTE:	Mr. Caesar	Yes
	Ms. Cagle	Yes
	Mr. Smith	Yes
	Mr. Walton	Yes
	Ms. Pruitt	Yes
	Ms. Broome	Yes
	Ms. Zarecki	Yes

THE RESULT WAS SEVEN VOTES IN THE AFFIRMATIVE, NONE EXCUSED AND NONE OPPOSED. THE MOTION WAS AGREED TO.

VI. **DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT OF JAMES R. ARTMAN, 10289CGA, TO THE STANDARDS AND DISCIPLINARY PROCEDURES COMMITTEE AND CONCURRENT APPOINTMENT AS A HEARING PANEL OFFICER FOR THE REMAINDER OF 2018.** (Exhibit "K")

Mr. Smith made a Motion and it was seconded by Ms. Zarecki to appoint James R. Artman to the Standards and Disciplinary Procedures Committee and concurrent appointment as a hearing panel officer listed in Agenda Item VI. The Chair ordered a roll call vote with the following results:

ROLL CALL VOTE:	Mr. Caesar	Yes
	Ms. Cagle	Yes
	Mr. Smith	Yes
	Mr. Walton	Yes
	Ms. Pruitt	Yes
	Ms. Broome	Yes
	Ms. Zarecki	Yes

THE RESULT WAS SEVEN VOTES IN THE AFFIRMATIVE, NONE EXCUSED AND NONE OPPOSED. THE MOTION WAS AGREED TO.

VII. **DISCUSSION AND POSSIBLE ACTION AS TO BOARD ORDER #18-002 ISSUED IN RESOLUTION OF COMPLAINT #17-002; #17-005 AND #17-019; IN THE MATTER OF MICHAEL D. FLESHER AND A WRITTEN REQUEST BY MICHAEL D. FLESHER THAT THE BOARD ACCEPT COURSE COMPLETION CERTIFICATES FOR THE ORDERED CORRECTIVE EDUCATION FROM BRIGHTWOOD COLLEGE IN NEW MEXICO AS SUBSTANTIALLY EQUIVALENT COMPLETION IN ORDER TO BE COMPLIANT WITH THE BOARD'S ORDER.** (Exhibit "L")

After a brief presentation by Mr. Michael D. Flesher and Ms. Christine McEntire, Ms. Cagle made a Motion and it was seconded by Mr. Smith to accept the course completion certificates listed in Agenda Item VII. The Chair ordered a roll call vote with the following results:

ROLL CALL VOTE:	Mr. Caesar	Yes
	Ms. Cagle	Yes



Mr. Smith	Yes
Mr. Walton	Yes
Ms. Pruitt	Yes
Ms. Broome	Yes
Ms. Zarecki	Yes

THE RESULT WAS SEVEN VOTES IN THE AFFIRMATIVE, NONE EXCUSED AND NONE OPPOSED. THE MOTION WAS AGREED TO.

VIII. DISCUSSION AND POSSIBLE ACTION REGARDING THE OKLAHOMA APPRAISAL MANAGEMENT COMPANY REGULATION ACT, INCLUDING BOARD RULES, POST DODD-FRANK ACT AMENDMENTS TO FINANCIAL INSTITUTIONS REFORM, RECOVER, AND ENFORCEMENT ACT OF 1989 ("FIRREA"), AND WHETHER OR NOT TO SEEK LEGISLATIVE REPEAL OF THE OKLAHOMA APPRAISAL MANAGEMENT COMPANY REGULATION ACT, 59 O.S. 858-801 TO 858-829, IN ORDER TO "OPT OUT" OF THE REGISTRATION AND SUPERVISION OF THE APPRAISAL MANAGEMENT COMPANIES AND DISCUSSION OF COMMENTS RECEIVED PURSUANT TO A REQUEST FOR WRITTEN COMMENT. (Exhibit "M")

The Board discussed Agenda Item VIII and tabled until the August 9, 2018 Board meeting. No action.

IX. NEW BUSINESS.

X. ADJOURNMENT. The Board adjourned by general consent.

OFFICIAL MINUTES.

The action taken by the Oklahoma Real Estate Appraiser Board on the items for consideration after Motion duly made and seconded has been noted, herein, and made a part of these minutes. The Board caused the entire proceeding of the meeting, excepting any executive sessions, to be recorded on a digital audio recording device to be retained as a record in the office of the Board. Exhibits are A through M.



  
STEPHEN C. WALTON, VICE-CHAIRPERSON  
OKLAHOMA REAL ESTATE APPRAISER BOARD

  
ERIC M. SCHOEN, BOARD SECRETARY  
OKLAHOMA REAL ESTATE APPRAISER BOARD