



STATE OF OKLAHOMA
REAL ESTATE APPRAISER BOARD

OFFICIAL MINUTES

August 2, 2017
Date

301
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 August 2, 2017 at 9:33 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 31, 2017 at 9:30 a.m., and transmitted to the offices of the Board members on July 26, 2017 and posted to the REAB website on July 31, 2017. The agenda is attached as Exhibit "A".

- I. **CALL TO ORDER.** Stephen C. Walton called the meeting to order at 9:33 a.m. The roll of Board members was called to establish a quorum.

Board members present were: Stephen C. Walton;
James R. Artman;
Betty J. Cagle;
Shelley Pruitt;
Patricia G. Broome

Board members excused were: John D. Doak, H.E. Ted Smith, and 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; Barron Brown, OID Counsel; Eric Schoen, Board Secretary and Sherry Ainsworth, Legal Secretary. Others present were: Steve McCaleb, Ron Flowers, Crystal Flowers, Brett Robinson, Dan Gamino, Odell Campbell, Aaron Kelcy and Gerarda Kelcy.

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

Ms. Pruitt moved that the reading of the minutes of the July 12, 2017 session be waived and approved as published and distributed. The Motion was seconded by Mr. Artman. The Chair ordered a roll call vote with the following results:

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

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

- III. **DISCUSSION AND POSSIBLE ACTION REGARDING A CONSENT AGREEMENT IN THE MATTER OF TERRY L. BERRY; COMPLAINT #16-027; TO INCLUDE ANY ASSOCIATED MATTERS OR MOTIONS.** (Exhibit "C")

Odell Campbell, counsel for the respondent, was advised that Mr. Artman was the Chair of the Probable Cause Committee and typically would be recused in this matter. Mr. Campbell agreed to waive the requirement for Mr. Artman to recuse himself in order to allow a quorum to be present to hear this agenda item.

Following a brief discussion by Stephen McCaleb and Odell Campbell, Ms. Cagle moved to accept the consent order listed in Agenda Item III. The Motion was seconded by Ms. Pruitt.

The Chair ordered a roll call vote with the following results:

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

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

IV. DISCUSSION AND POSSIBLE ACTION REGARDING CONSENT AGREEMENT IN THE MATTER OF ANN P. HILL; COMPLAINT #16-041; TO INCLUDE ANY ASSOCIATED MATTERS OR MOTIONS.

Mr. Artman is recused from consideration of Agenda Item IV. in his capacity as Chair of the Probable Cause Committee.

Following a brief discussion by Stephen McCaleb, Agenda Item IV. was tabled to the October Board meeting due to a lack of quorum.

V. DISCUSSION AND POSSIBLE ACTION REGARDING A CONSENT AGREEMENT IN THE MATTER OF IVAN D. DIXON; COMPLAINT #16-042; TO INCLUDE ANY ASSOCIATED MATTERS OR MOTIONS.

Mr. Artman is recused from consideration of Agenda Item V. in his capacity as Chair of the Probable Cause Committee.

Following a brief discussion by Stephen McCaleb, Agenda Item V. was tabled to the October Board meeting due to a lack of quorum.

VI. DISCUSSION AND POSSIBLE ACTION REGARDING A CONSENT AGREEMENT IN THE MATTER OF MATTHEW J. STOMPRUD; COMPLAINT #16-039; TO INCLUDE ANY ASSOCIATED MATTERS OR MOTIONS.

Mr. Artman is recused from consideration of Agenda Item VI. in his capacity as Chair of the Probable Cause Committee.

Following a brief discussion by Stephen McCaleb, Agenda Item VI. was tabled to the October Board meeting due to a lack of quorum.

Aaron Kelcy and Gerarda Kelcy entered the meeting.

VIII. NOTICE AND ORDER TO SHOW CAUSE IN THE MATTER OF AARON B. KELCY; COMPLAINT #16-012 AS TO BOARD ORDER #17-003 FOR FAILURE TO COMPLY WITH THE CORRECTIVE EDUCATION REQUIREMENTS OF THE BOARD'S MARCH 1, 2017 ORDER. (Exhibit "D")

Daniel Gamino, counsel for the respondent was advised that Mr. Artman was the Chair of the Probable Cause Committee and typically would be recused in this matter. Mr. Gamino agreed to waive the requirement for Mr. Artman to recuse himself in order to allow a quorum be present to hear this agenda item. Following testimony by Daniel Gamino on behalf of Aaron Kelcy with follow-up by Stephen McCaleb, Ms. Cagle moved to enter into executive session. The Motion was seconded by Ms. Pruitt. The Chair ordered a roll call vote with the following results:

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

THE RESULT WAS FIVE VOTES IN THE AFFIRMATIVE, TWO EXCUSED AND NONE

OPPOSED. THE MOTION WAS AGREED TO.

The Chair ordered a roll call with the following results:

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

Ms. Cagle moved to accept the findings outlined in the Notice and Order to Show Cause as listed in Agenda Item VIII and ordered Mr. Kelcy to submit to an additional two months of probation and pay a \$500 fine. The Motion was seconded by Ms. Pruitt. The Chair ordered a roll call vote with the following results:

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

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

Brett Robinson entered the meeting.

IX. DISCUSSION AND POSSIBLE ACTION REGARDING A PETITION (MOTION) FOR REHEARING, REOPENING OR RECONSIDERATION AS TO BOARD ORDER #17-008 IN THE MATTER OF HAL HARTSOCK, COMPLAINT #16-017 AND COMPLAINT #15-041, TO INCLUDE A REQUEST FOR ORAL ARGUMENT ANY ASSOCIATED MATTERS OR MOTIONS. (Exhibit "E")

Odell Campbell, counsel for the respondent, was advised that Mr. Artman was the Chair of the Probable Cause Committee and typically would be recused in this matter. Mr. Campbell agreed to waive the requirement for Mr. Artman to recuse himself in order to allow a quorum to be present to hear this agenda item.

Following a brief discussion by Stephen McCaleb and Odell Campbell, Ms. Cagle moved to enter into executive session. The Motion was seconded by Mr. Artman. The Chair ordered a roll call vote with the following results:

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

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

The Chair ordered a roll call with the following results:

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

Ms. Cagle moved to accept and amend the Board's previous order as listed in Agenda Item

IX. The Motion was seconded by Ms. Pruitt. The Chair ordered a roll call vote with the following results:

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

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

TAKEN OUT OF ORDER.

XIII. DISCUSSION AND POSSIBLE ACTION REGARDING PROPOSED CHANGES TO THE CERTIFIED REAL ESTATE APPRAISER'S ACT AT 59 O.S. SECTION 858-724 NOTICE OF HEARINGS. (Exhibit "F")

Brett Robinson offered a brief presentation regarding Agenda Item XIII.

TAKEN OUT OF ORDER.

VII. DISCUSSION AND POSSIBLE ACTION REGARDING A DISCIPLINARY HEARING PANEL RECOMMENDATION IN THE MATTER OF GREGORY L. GOODPASTURE AND ANNEMIEKE E. ROELL; COMPLAINT #16-034 AND COMPLAINT #16-037; TO INCLUDE ANY ASSOCIATED MATTERS OR MOTIONS.

Mr. Artman is recused from consideration of Agenda Item VII. in his capacity as Chair of the Probable Cause Committee.

Following a brief discussion by Stephen McCaleb, Agenda Item VII. was tabled to the October Board meeting due to a quorum issue.

X. 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, 2017. (Exhibit "G")

Ms. Pruitt made a Motion and it was seconded by Mr. Artman to approve Board staff to suspend the individual listed in Agenda Item X, Director's Report A. The Chair ordered a roll call vote with the following results:

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

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

B. Discussion and possible action regarding approval of renewal applications due by September 30, 2017 and authority to issue certificates. (Exhibit "H")

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

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

THE RESULT WAS FIVE VOTES IN THE AFFIRMATIVE, TWO 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. No report.**
- D. Discussion and possible action regarding approval of AMC renewal applications due by September 30, 2017 and authority to issue certificates. (Exhibit "I")**

Mr. Artman made a Motion and it was seconded by Ms. Cagle to issue a renewal certificate to the company listed in Agenda Item X, Director's Report D. The Chair ordered a roll call vote with the following results:

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

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

XI. 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 "J")**

Mr. Artman made a Motion and it was seconded by Ms. Pruitt to approve the recommendation as presented in Agenda Item XI. B. 1. The Chair ordered a roll call vote with the following results:

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

THE RESULT WAS FIVE VOTES IN THE AFFIRMATIVE, TWO 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 "K")**

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

ROLL CALL VOTE:	Mr. Artman	Yes
	Ms. Cagle	Yes
	Mr. Smith	Excused
	Mr. Walton	Yes

Ms. Pruitt	Yes
Ms. Broome	Yes
Ms. Zarecki	Excused

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

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

(A) Mr. Artman made a Motion and it was seconded by Ms. Cagle to allow staff to be given authority to issue upgrade certificates for the individuals listed in Agenda Item XI. B. 3 (A). The Chair ordered a roll call vote with the following results:

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

THE RESULT WAS FIVE VOTES IN THE AFFIRMATIVE, TWO 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.

XII. DISCUSSION AND POSSIBLE ACTION REGARDING PROPOSED BOARD MEETING DATES FOR CALENDAR YEAR 2018. (Exhibit "M")

Ms. Cagle made a Motion and it was seconded by Ms. Pruitt to accept and amend the proposed Board meeting dates listed in Agenda Item XII. The Chair ordered a roll call vote with the following results:

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

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

VII. NEW BUSINESS.

VIII. 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.



A black ink signature of Stephen C. Walton, consisting of stylized, overlapping letters.

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

A blue ink signature of Eric M. Schoen, written in a cursive style.

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