

State Board of Appraisers, Abstracters, and Home Inspectors
Department of Labor and Licensing
900 West Capitol Avenue, 4th Floor Board Room, Little Rock, AR 72201
Board Meeting
Friday, July 18, 2025

The State Board of Appraisers, Abstracters, and Home Inspectors met on July 18, 2025, at 10:00 a.m. at 900 West Capitol Avenue, 4th Floor Board Room, Little Rock, AR. Present at the meeting were staff members Diana Piechocki, Director; Suzie Puckett, Business Operations Manager; Sarah Johnson, Fiscal Support Coordinator; and Laura Windle, Administrative Analyst. Aaron Lowrey, Assistant Attorney General, was also in attendance.

Chairman Brian Hester called the meeting to order at 10:00 a.m.

Guests in attendance were Larry Disney, contract investigator; Dennis Badger, contract investigator; and Melissa Bond, education provider, attending via Zoom.

Roll call was taken by Suzie Puckett and indicated the following members present and absent:

PRESENT

Brian Hester
Sara Stephens
Sara Hawkins
Michael Griffino
Wally Loveless
Scott McKennon
Matthew Muehler
Julie Matthews (Zoom)

ABSENT

Daniel Storlie

A quorum was declared pursuant to Section 28 of Act 628 of 2023 as amended, for the purpose of conducting board business. It was noted that Julie Matthews would be abstaining from voting as she has not been sworn in yet and is unable to do so via Zoom.

Brian asked for a motion to excuse or not excuse the absence of Daniel Storlie at this board meeting. Scott McKennon moved for Daniel's absence to be excused, seconded by Michael Griffino. The motion passed.

Brian asked for a motion to approve the agenda. Sara Hawkins moved to approve the agenda, seconded by Scott. The motion passed.

After allowing board members time to review the minutes of May 16, 2025, Brian asked for a motion to approve the minutes. Sara Stephens moved to approve the minutes, seconded by Scott. The motion passed.

Next, the Chairman moved to Committee Reports. The Education Committee Report was presented by Sara S.

Appraiser eLearning LLC

- a. Class/Synch: AE070 – *Professionalism, Partnership & Performance: Elevating the Appraisal Experience* – 3 CE
Instructors: Michael Carroll, Hal Humphreys

Scott moved to approve this class, seconded by Michael. The motion passed.

Green Mountain eLearning

- a. Online: GM004 – *Understanding Data Analysis Concepts* – 5 CE
Instructor: Keith Wolf
- b. Online: GM005 – *Interagency Appraisal and Evaluation Guidelines, What You Need to Know* – 7 CE
Instructor: Bill Caudell

Scott moved to approve these classes, seconded by Sara H. The motion passed.

Melissa Bond

- a. Class/Synch: MB014 – *Adjustments with Supporting Commentary* – 7 CE
Instructor: Melissa Bond

Scott moved to approve this class, seconded by Sara H. The motion passed.

Requestor for Individual Credit: Piper Thornell (CG3619)
Credit Requested: 7 hrs CE
Provider: Bella Appraisal Consulting Services, LLC
Course Title: *2025 Appraisal & Evaluation Compliance Update*
Delivery Method: Classroom
Date(s) Taken: May 12, 2025

Sara S recommended denial for individual credit. Scott made a motion to deny the request, seconded by Michael. The motion passed.

Requestor for Individual Credit: J. Mark Martin (CG1749)
Credit Requested: 4 hrs CE
Provider: American Society of Farm Managers & Rural Appraisers
Course Title: *Barn-Dominium/Shouse/Shome - What is it and What it's not*
Delivery Method: Classroom
Date(s) Taken: March 20, 2025

Credit Requested: 8 hrs CE
Provider: American Society of Farm Managers & Rural Appraisers
Course Title: *Understanding Conservation Easement Valuation*
Delivery Method: Classroom
Date(s) Taken: March 19, 2025

Scott moved to approve this request for individual credit, seconded by Michael. The motion passed.

Trusted Advisors GAP Services, LLC (New Vendor)

- a. Class/Synch: TA0001 – *Valuation Bias and Fair Housing Laws and Regulations* – 7 CE, 7 CEE, 8 QE (Course is AQB CAP Approved, and in the process of getting IDECC approval)
Instructors: Candi Coleman, Beverlea Gardner

Scott moved to approve this class contingent on it being offered to appraisers not just bankers, seconded by Wally Loveless. The motion passed.

Sara S explained that we're going to implement a new process for education review that places the responsibility on the education provider to indicate which AQB appraisal topic the class is covering. We'll also create a check sheet that the ASC auditors can use to verify our approval process. She then went on to discuss that CAP approvals only apply to the course itself, so she made a motion for the Director to have the authority to review and approve AQB CAP course instructors and provider proctors. Sara H approved the motion, seconded by Scott. The motion passed.

Sara S continued with Home Inspector continuing education course approvals.

Inspection Certification Associates (ICA):

- a. Online: *Mold and Fungi* – 4 CE
Instructor(s): Floyd Gibbs
- b. Classroom/Synchronous: *Advanced Home Technology* – 2 CE
Instructor(s): Floyd Gibbs
- c. Classroom/Synchronous: *Understanding Coastal Homes* – 4 CE
Instructor(s): Floyd Gibbs
- d. Classroom/Synchronous: *Writing Professional Inspection Reports* – 4 CE
Instructor(s): Floyd Gibbs
- e. Classroom/Synchronous: *History of Homes 1980s* – 4 CE
Instructor(s): Floyd Gibbs

Sara H moved to approve these classes, seconded by Scott. The motion passed.

The ASHI School (ASHI):

- a. Class: *PEX Plumbing Systems* – 2 CE
Instructor(s): Jon Bolton
- b. Class: *Water Damage Investigations* – 2 CE
Instructor(s): Jon Bolton
- c. Class: *Commercial Inspections* – 2 CE
Instructor(s): Jon Bolton
- d. Class: *Combustion Safety for Home Inspectors* – 2 CE
Instructor(s): Joe Konopacki
- e. Class: *Strange Field Discoveries & Disclosures* – 2 CE
Instructor(s): Jon Bolton
- f. Class: *Risk Management* – 2 CE
Instructor(s): Brianne Smith
- g. Class: *Inspection by the Section - Masonry Fireplaces & Chimneys* – 2 CE
Instructor(s): Tom Urban
- h. Class: *What do you see, What would you say* – 2 CE
Instructor(s): Jon Bolton
- i. Class: *Developing Into A Multi-Inspector Company* – 2 CE
Instructor(s): Joe Bolton
- j. Class: *Practical Marketing 101 for Home Inspectors* – 2 CE
Instructor(s): Rick Rickards
- k. Class: *Defective Building and Electrical Products* – 2 CE
Instructor(s): Jon Bolton

Sara H moved to approve these classes apart from *Commercial Inspections*, seconded by Scott. The motion passed.

Sara H moved to deny the class *Commercial Inspections*, seconded by Scott. The motion passed.

Arkansas Association of Real Estate Inspectors (AAREI):

- a. Class: *HVAC and Electrical for Home Inspectors* – 8 CE
Instructor(s): Mark Hardwick

Sara H moved to approve this class, seconded by Scott. The motion passed.

Next, Brian asked for the Finance Committee Report. Sara H reported that, as of July 17, the board has a combined Treasury Account balance of \$254,220.86. Sara S moved to approve the report, seconded by Scott. The motion passed.

Moving on to Staff Reports, Brian asked for the Appraiser Investigator Report presented by Diana Piechocki. She reported on the following cases.

a. Appraiser Report

Diana reported that the disciplinary committee only reviewed appraiser complaints for jurisdiction when they met yesterday. Four cases were reviewed, and in each case the board did not have jurisdiction.

Summary of Appraiser Jurisdiction Committee Meetings

Date	Case #	Basis/Allegations	Recommendation
07/17/2025	25-1156	Errors and Omissions	No Jurisdiction
07/17/2025	25-1157	Errors and Omissions	No Jurisdiction
07/17/2025	25-1158	Errors and Omissions	No Jurisdiction
07/17/2025	25-1159	Errors and Omissions	No Jurisdiction

Scott moved to approve the report, seconded by Michael. The motion passed.

b. Home Inspector Report

Diana stated that there were no home inspector disciplinary committee meetings on which to report. She also stated that she would be asking home inspector board members to come for a disciplinary committee meeting before the next board meeting.

Michael moved to ratify the report, seconded by Scott. The motion passed.

The Chairman then asked for the Director's Report. Diana reported that it has been a very busy time with personnel changes after having lost Devin Parker and Armistead Reasoner and subsequently hiring Laura Windle in Devin's position. Diana briefly discussed appraiser renewal numbers before moving on to discuss Act 974 concerning insurance requirements for licensed home inspectors. She went on to say the law states the insurance department must approve the insurance. Notices were sent out to let the home inspectors know that this change goes into effect on August 5. Diana has spoken with the insurance department to make certain that all the policies that have been accepted so far are good. We have received approximately half of the home inspectors' certificates.

The next item Diana discussed was that Senator Bryant wants the board to hire a home inspector investigator, similar to Larry Disney. He wants eyes on every home inspector complaint. Diana explained that she has Department-approved qualifications and will be

sending them out next week. She stated that this is not a state position with state benefits and that it would be on an assignment basis only. Senator Bryant has gotten appropriation for travel and to pay the contract investigator. The investigator will only look at the area of complaint, not perform a complete home inspection. One of the qualifiers is that they must have five years of experience. The investigator will not be making any recommendations, only the board can do that.

Brian asked for a motion to ratify the Director's Report. Wally moved to ratify the report, seconded by Sara S. The motion passed.

In old business, Diana reminded everyone that at the last meeting she reported on a matter regarding an appraiser who had been convicted of a felony on two counts; she also stated that it is not a disqualifying factor or disqualifying offense. He has since decided to surrender his license via a handwritten letter.

Diana asked for a motion to accept the surrender of the license. Wally moved to accept the surrender, seconded by Sara S. The motion passed.

Moving to new business, Diana presented a home inspector waiver request from a potential licensee who does not have a high school diploma or GED and would like the board to waive that requirement. After a cursory review of the rules and statutes, Aaron Lowrey advised that he didn't believe the board has the authority to waive the requirement. He further stated that there is a procedure in Rule 3, Part G for an applicant to challenge a denial of an application. The burden is on the applicant to show he is entitled to the license and that he was unjustly denied. He went on to say that he would have to prove that at a hearing. Aaron advised that he did not see anything in the rules or the statutes that would allow the board to waive a requirement for a home inspector license.

Brian asked for a motion to deny the waiver on the fact that we do not have authority. Scott moved to deny the waiver, seconded by Sara H. The motion passed.

Sara S directed a question to Aaron concerning what kind of protection she or another board member would have from the State if somebody decided to sue them individually. Aaron advised that as a rule, someone would only be able to sue a board member personally if there was some sort of negligence or some malfeasance involved. He explained that members who are doing board business as we've customarily done board business could not be sued. He stated that if someone wanted to sue this board, they would probably name the board chairman in his official capacity, but they wouldn't be able to sue him personally unless he did something wrong to them. Sara S asked for further clarification, supposing if it was the worst-case scenario, would the State defend that person because they are working for the board hired by the State. Aaron offered that if they were acting within the scope of their powers and nothing was out of the ordinary, the Attorney General's office would take that on and ask that the board member be released from the litigation or would argue that for them. How much they would argue depends on the situation. If they decided the board member was out of order, they would advise the member that he would not be covered because his actions exceeded what he is on this board to do.

Diana then stated she wanted to applaud her staff for going above and beyond and for coming in to work with her every day and all the craziness that goes with that. She concluded that she wants the board to know what a wonderful group we have.

Brian reported that our next meeting will be on September 19, 2025, at 10:00 a.m., and then asked for a motion to adjourn the meeting following upgrade interviews. Scott moved to adjourn, seconded by Sara S. The motion passed.



Brian Hester, Chairman