

State Board of Appraisers, Abstracters, and Home Inspectors  
Department of Labor and Licensing  
900 West Capitol Avenue, 4<sup>th</sup> Floor Board Room, Little Rock, AR 72201  
Board Meeting  
Friday, March 27, 2026

The State Board of Appraisers, Abstracters, and Home Inspectors met on March 27, 2026, 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, Executive Assistant; Laura Windle, Administrative Analyst; and Aaron Lowrey, Assistant Attorney General.

Chairman Scott McKennon called the meeting to order at 10:00 a.m.

Guests in attendance were Dennis Badger, the board's contract investigator; Jessica Kloss, Assistant Attorney General; Melissa Bond (via Zoom), education provider; and Jay Webster, home inspector. Coby Copeland, Court Reporter with Arkansas Diamond Court Reporting was also present for the administrative hearing.

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

PRESENT

Scott McKennon  
Brian Hester  
Wally Loveless  
Michael Griffino  
Julie Matthews  
Sara Hawkins  
Daniel Storlie  
Sara Stephens  
Matthew Muehler

ABSENT

A quorum was declared pursuant to Arkansas Code § 17-14-204 (e)(1), for the purpose of conducting board business.

Scott asked Suzie if there had been any contact from Matt Muehler, she stated there had not, last she heard Matt planned to be at the board meeting. Scott asked for a motion to excuse or unexcuse Matt's absence. Brian asked to table Matt's absence until later in case he shows up. Approximately 10 minutes later, Matt Muehler arrived at the board meeting. Matt would like the record to reflect he was in the lobby waiting to be escorted to the board meeting, but due to unusual circumstances a staff member was not available by phone when the front office called to escort him. His attendance is documented as present.

Scott asked for a motion to approve the meeting agenda. Michael Griffino moved to approve the agenda, seconded by Sara Stephens. The motion passed.

After allowing board members time to review the board minutes of January 16, 2026, and March 17, 2026, meetings, Scott asked for a motion to approve the minutes. Julie Matthews moved to approve the minutes, seconded by Michael. The motion passed.

Next the board convened into an Administrative Hearing for Case COI26-1004.

- a. The Board turned the meeting over to Scott McKennon, hearing officer, to preside over case COI26-1004. Jay Webster, respondent, was present for the hearing and not represented by council. Aaron Lowery, Assistant Attorney General, represented the Board. Jay Webster, respondent, and Laura Windle, Administrative Analyst, were sworn in to testify.
- b. After both Jay Webster and Aaron Lowery presented their case, the board opened for discussion. After a lengthy discussion, Scott called for a motion.

In case COI26-1004, Brian Hester made a motion that allegations A1-A6 are proven true and support the charge C1, seconded by Sara Hawkins. The motion passed. Scott called for a motion for the appropriate sanction. Sara H motioned for the respondent to be assessed the \$250 civil penalty for the failure to provide the professional liability certificate of insurance, seconded by Matthew. The motion passed. The hearing officer concluded the hearing and closed the record at approximately 10:45 am. The board recessed for ten (10) minutes.

The director gave a statement regarding the administrative hearing. This led to a discussion among the board concerning deliberations during administrative hearings.

Next Scott moved to the Chairman's Report. He thanked Dennis Badger for presenting the Valuation Bias and Fair Housing Laws and Regulations course yesterday. It was a very informative class. Scott reminded appraisers the June 30 renewal is coming up and to be sure to complete the required education before June 30.

The Education Committee Report was presented by Sara Stephens.

#### Appraiser eLearning LLC

- a. Class: AE077 – *2026 ACTS – Day 1* – 7 CE  
Instructor(s): Scott Biethan, Anthony Blackburn, Melissa Bond, Craig Capilla, Ken DeFeo, Peter Fontana, Malinda Griffin, Kevin Hecht, Dallas Kiedrowski, Bryan Reynolds, Paul Ryll, Sean Murphy, Raymond Wagester, Kathy Walsh
- b. Class: AE078 – *2026 ACTS – Day 2* – 7 CE  
Instructor(s): Brian Barnes, Lisa Desmarais, Danial Murphy, James Heaslet, Thomas Humphreys, Chad Koch, Lyle Radke, Scott Reuter, Chris Shoemaker, Heather Sullivan, Pam Teel, Jo Traut, Keisha Wilkinson

Brian moved to approve these classes, seconded by Julie. The motion passed.

- c. Online: AE079 – *CARR 4 Secrets to a Great Appraisal* – 4 CE  
Instructor(s): Tim Anderson, Bryan Reynolds

Julie moved to approve this class, seconded by Matt. The motion passed.

- d. Class/Synch: AE080 – *Grey Matters: Judgment in Residential Appraising* – 4 CE  
Instructor(s): Steve Kahane, Bryan Reynolds

Brian moved to approve this class, seconded by Julie. The motion passed.

Appraisal Institute

- a. Class: AI135 – *2026 Annual Conference Day 1 – AM* – 3 CE  
Instructor(s): Scott Dibiasio, Brian Rodgers, Beborah Clark, Thomas Boyle, Diana Benson, Charles Baker, Robert Kevin Brown Jr., Ron DeVries, Rodman Schley, Jamesn Graber, Steve Albert, Tyler Satterfield, Stephen Roach, Misty Ray, Orell Anderson, Elaine, Liz-Plowman
- b. Class: AI136 – *2026 Annual Conference Day 1 – PM* – 4 CE  
Instructor(s): Deborah Clark, Scott Dibiasio, Brian Rodgers, Stephen Fanning, Bradley Carter, R Christopher Sonne, Denis DeSaix, Heather Placer Mull, Michelle Bradley, Kenneth Dicks, Sofi Daar, Erica Butler, Jonathan Montgomery, Barbara Cantrell Brantley, Tyler Brown
- c. Class: AI137 – *2026 Annual Conference Day 2 – AM* – 4 CE  
Instructor(s): Sandra Adomatis, Danny Wiley, Lyle Radke, John, Busi, Carl Busi, Carl Streck, Erick Mazzone, Jared Preisler, Anthony Graziano, Jeremy Walling, Jessica Alford, Jennifer O'Neill, Remington Jones, Megan Czechowski, Lucas Rotter, Jeff Hicks, Brett Mansfield
- d. Class: AI138 – *2026 Annual Conference Day 2 – PM* – 3 CE  
Instructor(s): Jason Tillema, David Chudzik, Pierre Welch, R Kevin O'Grady, Mark Verrett, Lee Trice, Justin Glasser, Richard Plock

Julie moved to approve these classes, seconded by Daniel Storlie. The motion passed.

American Society of Farm Managers & Rural Appraisers (ASFMRA)

- a. Class/Synch: AS076 – *Legal Descriptions for Rural Professionals* – 6 CE  
Instructor(s): Jim Pruit, Richard Rodriguez

Julie moved to approve this class, seconded by Daniel. The motion passed.

Dennis Badger & Associates, Inc.

- a. Class/Synch: DB004 – *Valuation Bias and Fair Housing Laws and Regulations* – 7 CE 8 QE  
Instructor(s): Dennis Badger, Larry Disney, Jeffrey Kelley

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

International Right of Way Association (IRWA).

- a. Class/Synch: IR013 – *421 The Valuation of Partial Acquisitions* – 23 CE 24 CEE  
Instructor(s): Dalton Vann

Wally Loveless moved to approve this class, seconded by Brian. The motion passed.

Melissa Bond

- a. Class/Synch: MB017 – *Appraisal Reporting 3.6* – 7 CE  
Instructor(s): Melissa Bond

Daniel moved to approve this class, seconded by Julie. The motion passed.

Sara S continued with the Appraiser Proctor request.

- a. Dennis Badger & Associates, Inc. – Dennis Badger

Brian moved to approve Dennis Badger as an appraiser Proctor, seconded by Julie.

Sara S continued with the appraiser individual credit request.

- a. Requestor: Katie Hampton (CG3642)  
Credit Requested: 16 hrs CE  
Provider: The International Right of Way Association (IRWA)  
Course Title: 900 – Principles of Real Estate Engineering  
Delivery Method: Classroom  
Date(s) Taken: February 23, 2026 – February 24, 2026

Michael moved to approve the individual credit request for Katie Hampton, seconded by Matt. The motion passed.

Sara S continued with the home inspector education.

The ASHI School (ASHI) - CE

- a. Class/Synch: *Fun with Fittings-Other* – 4 CE  
Instructor(s): Bruce Barker

Wally moved to approve the class, seconded by Michael. The motion passed.

Sara S continued with the home inspector instructor approval request.

Inspection Certification Associates (ICA)

- a. Instructor(s) Steven O'Donnell – QE/CE  
(previously approved as an AHIT QE/CE instructor)

Brian moved to approve the instructor, seconded by Julie. The motion passed.

Sara S continued with home inspector individual credit requests.

- a. Requestor: Michael Griffino (HI-1770)  
Credit Requested: 7 hrs CE  
Provider: Dennis Badger & Associates, Inc.  
Course Title: Valuation Bias and Fair Housing Rules and Regulations  
Delivery Method: Classroom  
Date(s) Taken: March 26, 2026
  
- b. Requestor: Matthew Muehler (HI-2207)  
Credit Requested: 7 hrs CE  
Provider: Dennis Badger & Associates, Inc.  
Course Title: Valuation Bias and Fair Housing Rules and Regulations  
Delivery Method: Classroom  
Date(s) Taken: March 26, 2026

Julie moved to approve the individual credit requests, seconded by Sara H. The motion passed.

Next Sara Hawkins presented the Finance Committee Report. Sara H reported that, as of March 27, 2026, the board has a combined Treasury Account balance of \$2,160,442.71. Sara S moved to approve the report, seconded by Julie. The motion passed.

Moving on to Staff Reports, Scott asked for the Attorney’s Report presented by Aaron Lowrey. Aaron explained the new FOIA changes that pertain to this board. The changes are that a meeting of this board must be a public meeting, meaning it must be recorded, must be available to the public, and notice must be posted on the Arkansas.Gov website as a meeting. A meeting is defined as two (2) or more board members discussing board business or business that is likely to come before the board. Board members can be together, talk about their private lives or business, but they cannot talk about issues that come before the board. Anytime a board member discusses board business with another board member the protections of FOIA are going to be initiated and the public has the right to hear. This includes emails, phone calls, and private conversations.

Scott asked for the Appraiser Investigator Report presented by Diana. She reported on the following cases.

a. Appraiser Report:

**Summary of Appraiser Jurisdiction Committee Meetings**

Date	Case #	Basis/Allegations	Recommendation
03/04/2026	25-1170	Violations of USPAP	Jurisdiction
03/04/2026	25-1171	Errors and Omissions	No Jurisdiction
03/04/2026	25-1172	Violations of USPAP	Jurisdiction
03/04/2026	25-1173	Violations of USPAP	Jurisdiction
03/04/2026	25-1174	Violations of USPAP	Jurisdiction
03/04/2026	25-1175	Violations of USPAP	Jurisdiction
03/04/2026	25-1176	Violations of USPAP	Jurisdiction
03/04/2026	25-1177	Violations of USPAP	Jurisdiction

**Summary of Probable Cause Committee Meetings**

Date	Case #	Basis/Allegations	Recommendation
03/04/2026	25-1144	Errors and Omissions	Dismiss
03/04/26	25-1146	Errors and Omissions	Dismiss with Caution <sup>1</sup>
<sup>1</sup> Analyze all sales and other transfers of the subject property that occurred within the prior three (3) years of the effective date and summarize the results of that analysis.			
3/4/2026	25-1148	Errors and Omissions	Dismiss with Caution <sup>2</sup>
<sup>2</sup> Analyze the pending listing and current agreement of sale and summarize the results of that analysis.			
3/4/2026	25-1150	Errors and Omissions	Dismiss

3/4/2026	25-1151	Errors and Omissions	Dismiss with Caution <sup>3</sup>
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<sup>3</sup> State that "the use of this hypothetical condition might have affected the assignment results," when using a hypothetical condition.

3/4/2026	25-1162	Violations of USPAP	Consent Agreement <sup>4</sup>
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<sup>4</sup> The Respondent must complete a 7-hour Manufactured Housing class, a 4-hour Supporting Adjustments class, and a 7-hour Site Valuation class. The classes must be completed by June 30, 2026.

Diana also reported in each of the cases for probable cause, we had the report from the contract investigator, and it was certainly an asset in helping us resolve the complaints.

Julie moved to ratify the report, seconded by Sara S. The motion passed.

Scott asked for the Home Inspector Investigator Report presented by Suzie Puckett. She reported on the following cases.

b. Home Inspector Report:

**Summary of Jurisdiction Disciplinary Committee Meetings**

Date	Case	Basis/Allegations	Recommendation
03/10/2026	23-0047	Code of Ethics Violations <sup>1</sup>	No Jurisdiction
<sup>1</sup> The complaint includes allegations of collusion because the home inspector's spouse is a real estate sales associate at the same firm as the complainant's (buyer's) real estate sales associate. The complainant did not submit a report. The committee determined the spouse is not a broker and had no financial gain from the sale of the home. The home inspector placed his registration in an inactive status as of 12/31/24.			
03/10/2026	26-0099	Understating needed repairs <sup>2</sup>	Jurisdiction
<sup>2</sup> The complaint includes allegations of plumbing and electrical issues, a dysfunctional garage door opener, propane gas leak, and generator issues.			
03/10/2026	26-0100	Understating needed repairs <sup>3</sup>	Jurisdiction
<sup>3</sup> The complaint includes allegations of the report stating there was presence of mold, and the inspector failed to include his registration number on the report.			

**Summary of Probable Cause Disciplinary Committee Meetings**

Date	Case #	Basis/Allegations	Recommendation
03/10/2026	23-0046	SOP Violations <sup>1</sup>	Dismiss

<sup>1</sup>The Complaint includes allegations of the age of the water heater and HVAC system not being noted in the report. The committee found the report to have noted issues with the HVAC and suggested having it cleaned and serviced; the report also noted issues with the water heater and suggested questioning seller about repairs.

03/10/2026 23-0048 SOP Violations<sup>2</sup> Dismiss  
<sup>2</sup>The complaint includes allegations of the home not being properly inspected, repairs not being completed, and foundation issues. The committee determined the report noted foundation and water intrusion issues with a recommendation to contact a qualified professional.

03/10/2026 23-0049 SOP Violations<sup>3</sup> Dismiss  
<sup>3</sup>The complaint includes allegations of mold, flooring, electrical, roofing, and air conditioning issues. The complainant did not submit a report.

03/10/2026 23-0050 SOP Violations<sup>4</sup> Dismiss  
<sup>4</sup>The complaint includes allegations of improper insulation. The committee determined the report noted insulation in the attic and a lack of flooring insulation. The respondent's home inspector registration expired 12/31/22.

03/10/2026 23-0051 SOP Violations<sup>5</sup> Dismiss  
<sup>5</sup>The dismissal was ratified with the incorrect case number (22-0051). This entry is to have the board ratify the complaint dismissal with the correct case number.

03/10/2026 24-0057 Code of Ethics Violations<sup>6</sup> Full Board Hearing  
<sup>6</sup>The complaint includes allegations of conflict of interest, as the home inspector inspected the property and completed general contract work without pulling permits, and stated all work was complete when it wasn't. The respondent's home inspector registration expired 12/31/24, and he has not responded to the complaint. The committee decided to take the complaint to a full board hearing. The home inspector would be required to complete discipline decided on by the board before he could reinstate.

03/10/2026 24-0059 Code of Ethics & SOP Violations<sup>7</sup> Consent Agreement  
<sup>7</sup>The complaint includes allegations of conflict of interest, because the home inspector was chosen by the complainant's real estate agent, as well as roofing issues. The home inspector requested to place his registration in an inactive status as of 9/12/25. The committee decided to re-offer the home inspector a corrective action agreement. He would be required to complete an 8-hr *Defect Recognition and Report Writing* course before he could reinstate. These hours would not count toward reinstatement hours.

03/10/2026 25-0087 SOP Violations<sup>8</sup> Consent Agreement  
<sup>8</sup>The complaint includes allegations of water intrusion and failure of the manmade stone siding. The home inspector has not responded to the complaint and requested to place his registration in an inactive status as of 12/31/25. The committee decided to offer the home inspector a corrective action agreement. He would be required to take a 3-hr *How to Inspect for Moisture Intrusion* course and a 3-hr *Report Writing* course before he could reinstate. These hours would not count toward reinstatement hours.

### Summary of Home Inspector Insurance Suspensions

Date	Case #	Basis/Allegations	Recommendation
3/10/2026	COI25-1006	Did not provide current COI <sup>1</sup>	Consent Agreement
<sup>1</sup> The respondent was properly notified and given 30 days in which to appeal suspension. A Consent Agreement requiring a civil penalty of \$250 was included with the notification. Respondent has now provided the correct COI. He has also signed a Consent Agreement and paid the civil penalty.			

3/10/2026      COI26-1002      Did not provide current COI<sup>2</sup>      Consent Agreement

<sup>2</sup>The respondent was properly notified and given 30 days in which to appeal suspension. A Consent Agreement requiring a civil penalty of \$250 was included with the notification. Respondent has now provided the correct COI. He has also signed a Consent Agreement and paid the civil penalty.

3/10/2026      COI26-1005      Did not provide current COI<sup>3</sup>      Consent Agreement

<sup>3</sup>The respondent was properly notified and given 30 days in which to appeal suspension. A Consent Agreement requiring a civil penalty of \$250 was included with the notification. Respondent has now provided the correct COI. He has also signed a Consent Agreement and paid the civil penalty.

3/10/2026      COI26-1006      Did not provide current COI<sup>4</sup>      Consent Agreement

<sup>4</sup>The respondent was properly notified and given 30 days in which to appeal suspension. A Consent Agreement requiring a civil penalty of \$250 was included with the notification. Respondent has now provided the correct COI. He has also signed a Consent Agreement and paid the civil penalty.

Sara H moved to ratify the report, seconded by Julie. The motion passed.

The Chairman then asked for the Director's Report.

- a. Diana reported we will have an ACIC (Arkansas Crime Information Center background check) Audit this year. Suzie and Diana have gotten everything together for the audit.
- b. Diana has also gotten with IT regarding the state board's website. We are creating a landing page for the State Board of Appraisers, Abstracters, and Home Inspectors, where you can select which division you need instead of having three separate pages for each (old) board name, as we currently have on our website.
- c. Diana went to the AAREI education class that was held recently. It was a positive meeting, everyone was very kind, and she was happy to be there.
- d. Diana stated 15 of the boxes sitting in her office have been shredded and there are another 16 ready to shred. Sarah Johnson has been working hard on this task.
- e. A couple of weeks ago the appraiser contract investigator position was put up for bid. We received all the bids and the position was awarded to Dennis Badger who will be the sole provider for appraiser contract investigation work.
- f. Laura Windle filled one of the two staff positions that were vacated last year, and we've hired Debra Hayes to fill the second position, so we'll be back to fully staffed. We are looking forward to having Debra start April 6.
- g. Diana received a copy of an executive order signed by President Trump. The order directs federal banking regulators to modernize appraisal regulations by expanding alternative valuation models, reducing unnecessary appraisal requirements for low-risk transactions, and setting clear timelines for appraisals. She has not heard anything further so we will have to keep watch.
- h. After the zoom meeting 03/17/2026 where the board approved the rules, the public comment period started on 03/20/2026 and runs until 04/20/2026. Per Sara S's request, we emailed all licensees (abstracters, appraisers, and home inspectors) with a link to the Rules and have answered a few questions.
- i. April 1 we will be starting appraiser renewals. We are going to send out emails along the way, but when we get in mid-May we will let appraisers know they need to get their renewal in by the middle of June or we won't be able to guarantee the renewal will be fully processed by June 30 since it is an education year and a new system. Appraisers who submit their application after the middle of June will be renewed on

time, but we cannot guarantee they will have their new license in their hands on June 30. Suzie is in the process of moving all of our non-resident appraiser licensees to a June 30 renewal date as well, so this is a big transition year for us.

- j. Suzie and Diana will both be off for a week in May. Their vacation weeks will not be the same week.

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

Moving to Old Business, Chairman McKennon asked Diana to expand on the potential home inspector ethics violation notification follow-up questions. Diana explained at the last board meeting they discussed BNI and companies like BNI, and an email was sent to home inspectors drafted by AAG Lowery. We received a few follow-up questions and emails. After a lengthy discussion, the board decided to table the topic for now, but to submit recommendations on how to move forward to Diana.

There was no new business to discuss.

Scott reminded everyone of the next Board meeting date – May 15, 2026, at 10:00 a.m. He then asked for a motion to adjourn the meeting. Julie moved to adjourn, seconded by Michael. The meeting was adjourned.

Approved,



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Scott McKennon, Chairman