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, May 15, 2026

The State Board of Appraisers, Abstracters, and Home Inspectors met on May 15, 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; Sarah Johnson, Fiscal Support Coordinator; Debra Hayes, Licensing Coordinator; and Aaron Lowrey, Assistant Attorney General.

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

Guest in attendance was Dennis Badger, contract investigator (via Zoom). Scott also introduced our new licensing coordinator, Debra Hayes.

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

PRESENT
Scott McKennon
Sara Hawkins (via Zoom)
Brian Hester
Julie Matthews
Sara Stephens
Daniel Storlie

ABSENT
Michael Griffino
Wally Loveless
Matthew Muehler

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 Michael Griffino, Wally Loveless, or Matthew Muehler. She stated that Michael and Matthew had contacted her, but she had not heard from Wally. Scott asked for a motion to excuse or unexcuse the absences. Brian Hester moved to excuse the absence of Michael and Matthew and to table the absence of Wally until later in the meeting to allow for a late arrival, seconded by Daniel Storlie. The motion passed.

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

After allowing board members time to review the board minutes of March 27, 2026, Scott asked for a motion to approve the minutes. Julie moved to approve the minutes, seconded by Sara S. The motion passed.

The Education Committee Report was presented by Sara Stephens.

Appraiser Course Approval

Appraiser eLearning LLC

a. Class: AE081 – *2026 Val Expo – Day 1* – 7 CE
Instructor(s): Ronyelle Banks, Gareth Borcherds, Nick Conteduca, Kelly Davids, Arthur Gailes, Sean Murphy, Thomas Humphreys, Ken DeFeo, Kevin Hecht, Bryan Reynolds, Lisa Desmarais, Lyle Edwin Radke, Scott Reuter

b. Class: AE082 – *2026 Val Expo – Day 2* – 7 CE
Instructor(s): Phillip Arledge, Joel Baker, Nathan Brannen, Craig Capilla, John Dingeman, Matthew Hyatt, Andrew Komaromi, Jake Lew, Sean Murphy, Erin Reed, Damien Weldon, Keisha Wilkinson, Ken Defeo

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

Appraisal Institute

a. Class: AI141 – *Cost Approach and Site Valuation in the New URAR* – 4 CE
Instructor(s): Jason Tillema, Sandra Adomatis, James Atwood, Betty Jo Cagle, Jason Ferris, Woody Fincham, Mark Freitag, R Scott Hartman, Alan Hummel, Jennifer Marshall, Lisa Meinczinger, Byron Miller, Jared Preisler, Jose Rodriguez Martinez, Mark Smeltzer, Maureen Sweeney, Stephen Wagner

b. Class: A1142 – *Valuing Solar PV: Methods, Market Support, and Free Tools* – 4 CE
Instructor(s): Sandra Adomatis, Terence Farr, Woody Fincham, Douglas Potts, Jose Rodriguez Martinez, Timothy Runde, Sean Sargeant, Stacey Thoyre, Stephen Wagner

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

American Society of Farm Managers & Rural Appraisers (ASFMRA)

a. Class/Synch: AS078 – *Mastering the Consultant and Expert Witness Role* – 8 CE
Instructor(s): Stacey Meneses, Matt Gunderson, Sean Minahan

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

Appraiser Education Vendor/Course Approval

Wallace Stegner Center, University of Utah

a. Class: WS001 – *Mastering Conservation Easement Appraisals: Think like the IRS* – 7 CE
Instructor(s): Nancy McLaughlin, Gerald Barber, Karin Gross, Kimberly Tyson, Ray Krasinski, Stephen Small

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

Appraiser Proctor Approval

a. Trusted Advisors GAP Services, LLC. – *Brenda S Gardner*

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

Appraiser Individual Credit Approval

a. Requestor: Richard Broughton (CG4520)
Credit Requested: 24 hrs CE
Provider: The International Right of Way Association (IRWA)
Course Title: 421 The Valuation of Partial Acquisitions
Delivery Method: Class/Synch
Dates(s) Taken: February 2, 2026 – February 4, 2026

Brian moved to approve this individual credit request, seconded by Julie. The motion passed.

Next, Sara Hawkins presented the Financial Report. She stated the current balance is $2,135,934.41. She asked for a motion to approve.

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

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

a. Appraiser Report

Summary of Jurisdiction Committee Meetings

Date	Case #	Basis/Allegations	Recommendation
5/15/2026	26-1178	Violations of USPAP	Jurisdiction
5/15/2026	26-1179	Violations of USPAP	Jurisdiction
5/15/2026	26-1180	Violations of USPAP	Jurisdiction
5/15/2026	26-1181	Violations of USPAP	Jurisdiction
5/15/2026	26-1182	Violations of USPAP	Jurisdiction
5/15/2026	26-1183	Violations of USPAP	Jurisdiction
5/15/2026	26-1184	Violations of USPAP	Jurisdiction
5/15/2026	26-1185	Violations of USPAP	No Jurisdiction

Summary of Probable Cause Committee Meetings

Date	Case #	Basis/Allegations	Recommendation
5/15/2026	25-1166	Violations of USPAP	Full Board Hearing

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.

a. Home Inspector Report:

Summary of Probable Cause Disciplinary Committee Meetings

Date	Case #	Basis/Allegations	Recommendation
05/06/2026	25-0091	SOP and Code of Ethics Violations[1]	Consent Agreement

5/2/25 Jurisdiction - [1]The complaint includes allegations and extensive documentation, including photos, of numerous potential violations of both the Standards of Practice and Code of Ethics.

Consent Agreement to include 9 hrs of CE that doesn't count toward CE requirement and should be completed by 9-15-26: 3 hrs Advanced Inspection of Crawlspaces and 6 hrs Report Writing; 3-month probation during which a monthly work log is kept and reports reviewed.

05/06/2026	25-0092	SOP Violations[2]	Consent Agreement

10/22/25 Jurisdiction - [2]The home inspector's report contained conflicting statements regarding the foundation and crawlspace.

Consent Agreement to include 9 hrs of CE that doesn't count toward CE requirement and should be completed by 9-15-26: 3 hrs Advanced Inspection of Crawlspaces and 6 hrs Report Writing; 3-month probation during which a monthly work log is kept and reports reviewed.

05/06/2026	25-0094	SOP and Code of Ethics Violations[3]	Tabled to wait for Investigator's Report

10/22/25 Jurisdiction - [3]After receiving the inspection report, the complainant contacted the home inspector to inform him about concerns with the weak flooring. According to the complaint, the home inspector said he would return to inspect the floors but failed to return.

05/06/2026	25-0096	SOP Violations[4]	Dismiss

10/22/25 Jurisdiction - [4]According to the complaint, the home has water drainage issues under the sink and in the laundry room that, in the opinion of a plumber, are being caused by pipes that are not up to code.

05/06/2026	25-0098	SOP Violations[5]	Dismiss

11/21/25 Jurisdiction - [5]The complaint includes allegations of rotting/compromised support beams and moisture intrusion in crawlspace.

Summary of Home Inspector Insurance Suspensions

Date	Case #	Basis/Allegations	Recommendation
05/06/2026	COI25-1007	Did not provide current COI[1]	Consent Agreement

[1]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 failed to sign a Consent Agreement and pay the civil penalty. He was suspended as of April 30, 2026.

Date	Case #	Basis/Allegations	Recommendation
05/06/2026	COI26-1008	Did not provide current COI[2]	Consent Agreement

[2]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 appealed.

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

Scott then opened the floor to Diana for the Director's Report.

a. Diana stated the Home Inspector respondent paid the civil penalty for Case COI-26-1004.
b. With respect to the update of rules we have in progress, no public comments were received, so we've submitted them for the next Rules Committee meeting on June 15.
c. On April 21, 2026, the Arkansas Crime Information Center Background Check Audit was performed. They had nothing but high things to say about us and our record keeping and they liked our files and how we do everything, but there is always that big "except." A harvester, with no way of us knowing, errantly used our OI number to order a background check on someone from the Auctioneers board. Scott questioned how that could be considered our fault and Diana agreed. The harvester realized immediately proceeded to use the correct number, but because our number was entered in the system, even for a brief moment, it now shows up on our records. We were informed to let state police know and we did and they apologized and stated that they are human and that mistakes happen. Sara asked if they had placed anything on file stating this was not our mistake and Diana answered no, it will just show up in our report and we are to keep records of it. The department was happy with everything else, and we will count this as a win.
d. Our home inspector contract investigator program is working out really well. We have used three of the five investigators so far. They are helping us by looking at all the properties for which we have jurisdiction over the complaint, and Diana can't say good enough things about them at this point. Things are also working well with Dennis Badger, our appraiser contract investigator, who joined us by Zoom this morning.
c. We are coming up on the third year of our grant request, which is due on June 15, 2026. Scott stated there shouldn't be any problems with the grant, should there? Diana confirmed there should not be any problems, because the only thing we will ask for is Contract Investigator money.

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

Brian asked if there was any old business to discuss. The continued discussion on BNI was tabled until our next meeting.

Brian asked if there was any new business to discuss and there was none.

Scott reminded everyone of the next Board meeting date – July 17, 2026, at 10:00 a.m. Brian moved to unexcuse Wally's absence, seconded by Daniel. The motion passed.

Scott asked for a motion to adjourn the meeting. Julie moved to adjourn, seconded by Sara S. The motion passed. The meeting was adjourned.

Approved,

Scott McKennon, Chairman