

AARO NEWS



2009 Spring Conference

April 4th-6th

New Orleans

ASSOCIATION OF APPRAISER REGULATORY OFFICIALS

www.aaro.net

Winter 2009



TAFAC Report

Bob Keith

The mission of the Appraisal Foundation Advisory Council (TAFAC) is to provide continuous information, advice, support and assistance to the Appraisal Standards Board (ASB), Appraiser Qualifications Board (AQB), and to the Board of Trustees (BOT) of The Appraisal Foundation (Foundation). To accomplish this mission, TAFAC reviews and provides advice on exposure drafts and other documents, advises on major technical issues, projects, and the assignment of priorities thereof, and brings current problems and issues to the attention of the ASB, AQB and the BOT.

TAFAC has 59 member (not-for-profit) organizations including professional and trade organizations representing appraisers, users of appraisal services, government agencies, both Federal and State, government sponsored enterprises and consumer organizations. Each member organization appoints one representative and one alternate representative to serve on the Council.

There are seven standing committees of TAFAC, they include: Executive Committee, ASB Issues, AQB Issues, Emerging Issues, Membership, and Strategic Long Range Planning and Oversight, and Nominating. Currently there are two Working Groups, Personal Property and Jurisdictional Exception Rule. These committees complete their work via teleconference and e-mail communication between in-person meetings which typically occur the day preceding a Council meeting; TAFAC meetings occur three times per year in Washington, D.C. Also, TAFAC appoints two Trustees to the Foundation's Board of Trustees.

At its February 6, 2009 meeting TAFAC authorized the creation of two new Working Groups (WG). The first WG will explore the viability of The Appraisal Foundation facilitating the establishment of a nationwide organization to advocate the interest of appraisers and if it is feasible, to make recommendations to TAFAC to consider for communication to the BOT. Note: the Foundation would not be asked to support or oppose this purpose, but merely to assist with bringing the various stakeholders and interested parties together.

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New Orleans - Sights, Sounds, and Smells

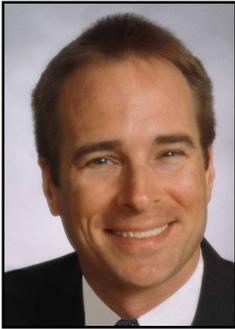
Gayle Boudousquie

New Orleans was founded in 1718 by the French explorer Pierre le Moyne, Sieur de Bienville. Over the course of the next 200 years its unique position at the mouth of the Mississippi allowed the City to be influenced by the cultures and customs of France, Spain, the Caribbean, Africa, and the United States, all of whom contributed to the overall ambiance and the laissez-faire attitude which gives the City its unique European feeling. The temperature in April ranges from 59° to 79°F. with sunshine about 65% of the time

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Newsletter Editor
Bruce Fitzsimons



AARO Investigator Training

Dennis Badger

For the last five years I have had the distinct pleasure of serving on the Investigator Training Subcommittee of AARO. This ad hoc committee is a subcommittee of Education Committee and convenes regularly at each AARO meeting.

The need for investigator training became particularly evident in the late 1990's when, now former investigators, John Brenan and Larry Disney, presented a session on appraiser fraud at one of AARO's Fall Meetings. Through the continued dialogue of investigators both during and outside of meetings, we have continued to identify, explore, and refine content to assist appraiser regulatory agencies conduct their enforcement responsibilities.

To date, varying levels of on-site investigator training have been conducted for Colorado, Indiana, Kansas, Missouri, Tennessee, Salt Lake City and Texas through AARO. Most training sessions are presented in a two-and-one-half -day format; but the general outline and content is intended to be flexible to accommodate the needs of the particular jurisdiction and their participants.

While the focus of the training is primarily for investigators, all parties involved in the appraiser

regulatory enforcement process are invited to attend. It has been our experience that having both legal counsel and administrators in attendance aides in tuning all parties to the challenges, goals and objectives of enforcement. Board or commission members also are invited to attend to better understand the regulatory enforcement process.

To gain a better understanding of the content and subject matter, I encourage you to attend AARO's Spring Conference in New Orleans to find out more details of the TAF/AARO presentation of the investigator training program to be held in 4 different regions of the country this year.

Dennis Badger is the Chief Investigator for the Kentucky Real Estate Appraisers Board where he oversees the investigative process, directs investigators, performs quality control, provides in-house training, and ensures regulatory compliance. He is a Certified General Real Property Appraiser and has appraised a variety of residential, commercial, industrial, and special-use properties.

Dennis has a BBA in real estate from Eastern Kentucky University and is an AQB Certified USPAP Instructor and an appraisal course reviewer for the AQB's Course Approval Program (CAP). He has served as the Chair of the Investigator Training Subcommittee for the Association of Appraiser Regulatory Officials since 2004 and serves on the State Regulator Advisory Group to The Appraisal Foundation.

Through the continued dialogue of investigators both during and outside of meetings, we have continued to identify, explore, and refine content to assist appraiser regulatory agencies conduct their enforcement responsibilities.

What is the State Regulator Advisory Group of The Appraisal Foundation?

Dennis Badger

You may have noticed that on Friday, April 3, 2009 a meeting of the State Regulatory Advisory Group will take place at the same location as the AARO Fall Program. Whether you are a new appraiser regulator or one with years of experience, the myriad of appraiser-oriented groups can often be confusing.

The Appraisal Foundation formed the State Regulator Advisory Group (SRAG) in efforts to establish a direct link to the regulators who implement the work of the Appraiser Qualifications Board (AQB) and the Appraisal Standards Board (ASB). The Advisory Group is composed of Board members, administrators, investigators, and legal staff

and meetings are open to the public.

SRAG serves as a resource to the AQB and ASB on such issues as:

- Identifying disciplinary related USPAP issues that should be incorporated into revisions to the 7-hour National USPAP Update Course.
- Addressing enforcement and regulatory issues relating to USPAP and the Real Property Appraiser Qualification Criteria.

Ensuring that the Qualification Criteria continues to reflect current capabilities and expectations of the marketplace regarding distance education.

The Appraisal Foundation formed the State Regulator Advisory Group (SRAG) in efforts to establish a direct link to the regulators



2008 Criteria One Year Later

Don Rodgers

After years of discussions, statute changes, hand wringing and teeth gnarling the 2008 criteria went into effect January 1, 2008. We have now had a

chance to live with these changes for a full year, and while most of us adapted well to the chaos we were sure would ensue, there have been a few consequences that I'm not sure were anticipated either by the states or the AQB. This is not intended to be a criticism of the new criteria, as we all agree the bar needed to be raised, but a look at issues the criteria have either created or emphasized since it was implemented.

Availability of Courses

The first issue is the availability of pre-licensing courses for prospective applicants into the profession. The number of schools willing to offer the new course curriculum seems to have dropped with the creation of the new criteria. Some schools have continued to offer the courses necessary to become a trainee, but site limited enrollment as the main reason for not offering the remaining courses for residential certification. This may not be all bad in that it may have eliminated schools just trying to "make a quick buck", but it has also eliminated some of the better private school and community college programs due to a minimum number of students necessary to make a viable course offering. As for the general courses, the warning signs that these courses may not be available have certainly proved to be true. Most course providers have indicated that they do not feel the demand will be sufficient for them to recoup the cost of developing the general courses. In North Carolina we have not had a local provider develop any courses for the new criteria, so they are all relying on national providers to develop courses for them to purchase. Only very recently have we seen a national provider with course offerings in the general curriculum. During Education Committee meetings at AARO, the majority of states have indicated they do not allow online courses for pre-licensing. Do you feel that this restriction will remain in place in your jurisdiction? This may be the only solution for having courses consistently available in all areas of the country. It also may be the only way that the general courses could become profitable for the providers.

Appraisal Experience for Trainees

The experience problem is not new to the appraisal profession, but it has been magnified by the additional classroom hours required to be a certified appraiser. Very seldom does a week go by when a trainee calls and asks how can I be sure I can find a supervisor if I go and take all of these classes. Most of us probably answer the question by saying you have to search and interview for a position much like you would any other job. Many trainees feel that the appraisal profession is a closed shop and you can only get a position if you have a friend or family member in the business.

Now that the criteria has been raised with more appraisal education and a college degree requirement. Are we going to have as many people risk the time and cost to get into the profession if they cannot be sure they will have the opportunity to gain the necessary experience? Also the decline in the economy has made it difficult for licensed and certified appraisers to obtain enough work to justify hiring trainees. While most of us that are appraisers agree that experience is the key component to becoming a good appraiser, should there be other ways of gaining this experience? If we don't create alternate methods for allowing trainees and apprentices to gain experience, will there continue to be an adequate supply of appraisers entering the profession? We have had discussions of practicum or lab courses, but how do we make these cost effective and at the same time insure that trainees are getting quality experience?

FHA and the Licensed Appraiser

Recently HUD announced that they were going to require certification for appraisers to be on the FHA approved list. While at first this seems like a great idea to raise the minimum criteria for being on this list, has it created an unforeseen hardship for licensed appraisers? In the months since FHA made this decision known, numerous licensees have called and asked what they need to do to upgrade. Many are finding not only that they will have to take an additional 100+ hours of appraisal education, but will also have to complete several college courses in order to comply with the 2008 criteria. Most of these appraisers were satisfied with the credential they held and did not see the need to upgrade during the time

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AARO Introduces Board Member Training!

Roberta Ouellette

AARO held its first Appraiser Regulatory Agency Board Member Training at its October 2008 conference in Washington, DC. This

program was developed by Bruce Fitzsimons, a Board member from Kansas. Bruce solicited input from regulators and the attorneys who represent them to put together a program that is flexible and relevant. The program was well attended and well received. It was taught by staff from North Carolina, including Phil Humphries, Executive Director, Donald Rodgers, Deputy Director, and Roberta Ouellette, the Board's legal counsel.

Training for Board members has been an issue for states for many years. ASC Policy Statement I. This statement requires that "Board or commission members and any persons in policy or decision-making positions (collectively, "Board Members"), including persons who support Board Member activities, must perform their responsibilities consistent with the highest ethical standards of public service as implemented by pertinent State statutes and regulations." Policy Statement I includes several general principles with which each Board is expected to comply. One principle is that public service is a public trust, requiring Board members to place loyalty to the Federal and State Constitutions, statutes, regulations, and these ethical principles above private gain. Another is that Board members shall put forth an honest effort in the performance of their duties. Also, Board members shall endeavor to avoid any actions creating the appearance of impropriety or that they may be violating the law or engaging in unethical or wrongful conduct or practices.

AARO's Board Member Training is an excellent way to learn how to comply with the mandates in the Policy Statement. Topics covered in the training include the mission and purpose of appraiser regulatory boards, agency duties, rules of order, and what makes a good Board member. Legal considerations are gone over in detail. This includes a discussion of ethics, elements of due process, conflicts of interest, bias, immunity from prosecution, open meetings and public records. The program allows discussion and questions and answers from the audience. The basics of this program can be offered in any state, and can be customized to include that state's laws, rules and practices, similar to AARO's Investigator Training. A set of materials has been developed that includes reference documents and areas where state materials can be inserted.

Topics covered in the training include the mission and purpose of appraiser regulatory boards, agency duties, rules of order, and what makes a good Board member.

Roberta Ouellette

Assistant Attorney General

North Carolina Appraisal Board

**Show Your State Pride
Bring a Door Prize**

Remember to keep the size reasonable because

Most recipients must pack the gift for air travel.



What's Ahead for 2009?

If you thought 2008 was a busy year, just wait for 2009! Where 2008 brought us the Home Valuation Code of Conduct, TARP, Regulations Z, new Interagency Appraisal and Evaluation Guidelines, 2009 is likely to usher in a new era of regulation of the mortgage sector, including potential changes to the appraisal regulatory structure, economic stimulus – and the good news is – a plethora of opportunity for professional real estate appraisers. What specifically will be on the minds of the Obama Administration and the 111th Congress starting later this month? Here are a few items likely to be high on their agenda.

Mortgage Relief

Current loan modification programs by loan servicers are having some impact with homeowners, but Congress and the Administration may not think it's enough, particularly when none of the money set aside for TARP has been used directly for mortgage relief for homeowners. As a result, Congress is expected to advance bankruptcy legislation that would grant authority to judges to write down loan principal. The question for appraisers – will judges use brokers price opinions or appraisals to determine market value? You know what the Appraisal Institute will be advocating for.

Mortgage Regulation

The Bernie Madoff scandal has thrust the role of the Securities and Exchange Commission in financial oversight into the spotlight. Coming on the heels of TARP and the credit crisis, we expect serious discussions about the proper makeup and functions of federal financial institutions regulatory agencies. For many years, the banking industry has argued in favor of consolidation of the bank regulatory functions. Recent problems with many thrift institutions have raised questions about the viability of the Office of Thrift Supervision. With all of this, should there be one "prudential" financial regulatory overseeing all financial institutions? Would that entity also carry with it the day-to-day responsibilities of bank examinations of institutions? These and other questions are likely to be near the top of the priority list of the House and Senate banking committees this year.

Troubled Asset Relief Program

Congress will undoubtedly attempt to review the Treasury's program to unfreeze credit in the primary and secondary markets, with particular emphasis paid to industries that have strong economic impacts, such as the auto and financial sectors. Much concern has been expressed about the health of the commercial real estate market in recent months, given credit availability concerns and the structure of many commercial real estate loans. But now, commercial real estate is competing with virtually every industry on the block for TARP consideration, including the student loan and retail industries. Will \$700 billion be enough, or is it just a "down payment" to earn an even bigger bailout?

Mortgage Fraud/Predatory Lending

A major anti-predatory lending bill passed the House in 2007, only to stall in the Senate as the market meltdown occurred. That legislation included tangible reforms to Title XI of the FIRREA. As Congress looks at mortgage industry regulation, virtually every industry will receive some inspection, including the appraisal profession. The good news here is that much work has been done on this issue already, and we expect Congress to use the legislation found in HR 3915 as a starting point of their inspection of the appraisal process. The result, we hope, is a modernization of the appraisal regulatory structure, giving federal and state regulators the tools and resources they need to conduct more aggressive and effective enforcement. Interestingly, President-elect Obama has included provisions from his previously introduced STOP FRAUD Act as part of his economic stimulus plan. That legislation, which has been introduced in past sessions of Congress but not seen action, would define mortgage fraud as a federal crime and provide financial resources to state and federal enforcement agencies, including money for state appraisal boards. With this proposal being part of the stimulus package, resources for state appraiser boards are squarely on the table. Other issues that were prevalent in 2008, such as appraisal independence, the Home Valuation Code of Conduct, and the role of appraisal exemptions are also likely to see some review during the upcoming session of Congress, and the Appraisal Institute will be active on all of these fronts.

Overall, many are concerned about the health of real estate markets and the overall economy.

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The result, we hope, is a modernization of the appraisal regulatory structure, giving federal and state regulators the tools and resources they need to conduct more aggressive and effective enforcement.

What's Ahead for 2009?

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The upcoming year will undoubtedly be a wild ride given the current economic circumstances, change of administration and new expanded majorities in Congress. The good news is that much attention is being paid by policymakers on real estate-related issues. The bad news, of course, is the same. The appraisal profession has many challenges and opportunities ahead this year, and the Appraisal Institute intends to help policy makers make sound public policy decisions as they impact real estate generally and the real estate appraisal profession in particular.

The preceding article originally appeared in *Appraiser News Online* January 2009, the free weekly email newsletter of the Appraisal Institute. All Rights Reserved. To sign up for your free delivery, visit www.appraisalinstitute.org/ano/contact.aspx.

You won't want to miss Bill's speech during the opening session of the conference Saturday, April 4th at 1:30pm.

His topic, *The Obama Administration and the 111th Congress*, will address many of the current "red hot" issues relating to appraisal regulations and policies, and their subsequent affect on the appraisal industry and the economy..

Bill Garber is the Director of Government and External Relations for the Appraisal Institute. Bill started with the Appraisal Institute in 2000, and worked at AI until September of last year. After serving a VP for Policy and Government Relations for the International Sleep Products Association for six months, Bill returned to the Appraisal Institute in February 2008 to manage the AI Washington office.

Bill has expertise in a range of real estate issues, including residential and commercial valuation, economic development and land use, and conservation and historic preservation issues. He serves as the liaison to the Appraisal Institute's Government Relations Committee and the AI Client Advisory Board, as well as the Treasurer of the Appraisal Institute Political Action Committee.

The upcoming year will undoubtedly be a wild ride given the current economic circumstances, change of administration and new expanded majorities in Congress.

Last Straws New Orleans Jazz Band

The original **Last Straws New Orleans Jazz Band** was founded in 1957. For over 50 years the band has been focusing on New Orleans' traditional jazz sounds. It is the perhaps the only group still performing with its original surviving founders.

The band has played all over the world, including Vienna, Havana, and Switzerland. They will be a featured group at the 2009 New Orleans Jazz and Heritage Festival.

You will want to tap your toes and dance to this wonderful sound at the Conference Welcome Reception Saturday Evening 6:00pm-8:00pm.





2008 Criteria One Year Later

(Continued from page 4)

the jurisdictions were implementing either the firm date or segmented approaches to the new criteria. However many of these appraisers, who did not see the need to upgrade, depend on FHA assignments for a large portion of their business. By waiting until after January 1, 2008 to make this announcement, and not grandfathering in appraisers already on the approved list, HUD is eliminating a source of income for many appraisers who do not have the time or resources to return to school.

Summary of Issue

These are the main issues that have come to mind when I think about the changes in appraisal

requirements that were implemented in 2008. Working together as regulators, and members of AARO, we must deal with these issues to ensure the well being of the appraisal profession for the future.

Don Rodgers is a Certified General Appraiser and has been in the appraisal profession since 1991. He was employed by the North Carolina Appraisal Board in October 2000 as an investigator, and has served as Deputy Director since 2003 with his primary duties focusing on applications and education. He helped to create and is a co-instructor of the North Carolina Appraisal Board's Supervision of Trainees Course and he is currently serving as AARO's representative on the The Appraisal Foundation's Supervising Appraiser Task Force. Don and his wife Donna have an 15 month old son, Hunter..

...many of these appraisers, who did not see the need to upgrade, depend on FHA assignments for a large portion of their business.

TAFAC Report

(Continued from page 2)

The second WG will explore the feasibility of forming a third independent board of the Foundation to address "Best Practices" of the appraisal profession and if it is feasible, to make recommendations to TAFAC to consider for communication to the BOT. The Foundation does not have the authority to establish a new board, thus Congressional action would be required.

Also at the February 6, 2009 meeting TAFAC received reports from: Foundation President David Bunton outlining recent actions and current concerns of the BOT; AQB Chair Gary Taylor updating the Council on the current status of the USPAP instructor recertification course, performance of the new AQB approved appraiser examinations and on the new AQB Interpretation and Guide Note; and ASB Chair Sandy Guilfoil updating the Council on progress towards developing a final exposure draft of proposed changes to the 2010-11 edition of USPAP.

In other noteworthy action, the Council voted to request that the ASB confer with HUD and the Federal Reserve Board to determine if a third

party payment is allowed under regulation z, Truth in Lending, kick back regulations, RESPA, or other relevant rules or regulations, in the procurement of appraisal services in a real estate sales transaction. Following such inquiry, that the ASB consider issuing an advisory as to the results.

On a personal note, it has been my pleasure to serve as last year's chair of the TAFAC AQB Issues Committee and I am honored to serve this year as the Vice-Chair of TAFAC and next year as its Chair.

Bob Keith is AARO's TAFAC Representative and Vice-Chair of TAFAC. He joined the Appraiser Certification and Licensure Board's (Board) staff in August 2000 as the Appraiser Compliance Program Coordinator and was appointed to serve as the Board's Administrator in July 2001. He started his appraisal career as an appraiser for the Travis County, Texas county assessor before beginning a fee appraisal career that spanned a period 21 years. Bob is a Certified General appraiser (inactive status while employed by the Board) and was recently awarded the IFA designation by the National Association of Independent Fee Appraisers. He has taught numerous real estate appraisal courses throughout the country for the past twelve years and is a nationally certified instructor of the Uniform Standards of Professional Appraisal Practice..



Appraisal Institute Addressing BPO Misuse; Position Appraisers as Choice.

The Appraisal Institute is continuing its research and public information campaign on broker price opinions. Federally insured lenders must

obtain appraisals prepared by state licensed or certified appraisers in certain circumstances, explains Scott DiBiasio. In other circumstances, they can obtain "evaluations," which are market value opinions that are not required to be prepared by state licensed or certified appraisers. Still in other circumstances, lenders might need to establish the price or the value of a property, though they are not required by law to obtain either an appraisal or an evaluation, he said.

DiBiasio said that this latter scenario has become more common recently due to the increase in the number of troubled mortgages, and the number of loan modifications and workouts being performed by lenders and mortgage servicers. In most instances, the lender or servicer will attempt to determine the current value of the property as part of loan modification process. Instead of ordering appraisals, many lenders are ordering BPOs, comparative market analyses, or are using automated valuation models, largely because of cost constraints, DiBiasio explained. For instance, the Federal Deposit Insurance Corporation's proposed Loan Modification Program would allow lenders to use appraisals, BPOs, and AVMs to establish value.

In turning to BPOs, lenders, servicers, and now government agencies, argue that BPOs are cheaper and faster alternatives to appraisals. In comments to federal regulators, the Appraisal Institute has repeatedly sought to dispel this notion. While BPOs may be cheaper than appraisals, many BPO providers routinely advertise turnaround times similar to appraisals.

Further, an important issue for lenders and servicers to recognize is that ordering BPOs for anything other than a real estate listing is illegal in at least 24 states. That means that a real estate broker or salesperson performing a BPO as part of a loan modification program could be violating the law and putting their real estate license in jeopardy. The only scenario in which a real estate broker or salesperson can probably perform

a legal BPO for a lender or servicer is in the case of "real estate owned." In these cases, the real estate broker or salesperson can legitimately say that they are assisting the lender or servicer in establishing a selling price for a property, and that there is the potential for the broker or salesperson to obtain a real estate listing.

Bill Garber, Appraisal Institute Director of Government Affairs and External Relations, said that the Appraisal Institute is continuing to remind loan servicers and government agencies of the laws against non-licensed appraisal performance by brokers and agents, and that these efforts will continue into 2009.

The preceding article originally appeared in Appraiser News Online January 2009, the free weekly email newsletter of the Appraisal Institute. All Rights Reserved. To sign up for your free delivery, visit www.appraisalinstitute.org/ano/contact.aspx.

Scott W. DiBiasio is the Manager of State & Industry Affairs for the 25,000 member Appraisal Institute. Based in the real estate appraiser trade association's Washington, D.C. office, Scott is responsible for tracking state legislative and regulatory issues affecting the real estate appraisal profession across the country. He is currently spearheading the Institute's effort to enact state laws that would require that appraisal management companies be registered, regulated, and overseen by state appraiser boards. Scott's work also includes efforts to combat state legislation and regulations that would allow the performance of brokers' price opinions and comparative market analyses as real estate valuation tools by real estate sales professionals. Scott is also responsible for tracking and working to enact strong state laws to prevent the inappropriate influence of appraisers, and laws and regulations that ensure the integrity of the state appraiser licensing and certification process. Prior to joining the Appraisal Institute in September, 2008, Scott was the principal of a full service government affairs firm in Annapolis, Maryland that served multiple clients in Maryland, Delaware, and Pennsylvania. He has over 13 years of state government affairs experience and has successfully lobbied state legislative and regulatory bodies in more than 25 states on behalf of clients in the human resources, pharmaceutical, insurance, and aviation industries. Scott received his Bachelor of Arts degree in Political Science from The American University in Washington, D.C. in December, 1996.

Scott will be participating in the panel discussion on AMC and BPO Model Legislation, Sunday, April 5th at 1:00pm.

.....an important issue for lenders and servicers to recognize is that ordering BPOs for anything other than a real estate listing is illegal in at least 24 states.

New Orleans Sights, Sounds, and Smells

(Continued from page 2)



The Vieux Carre´ or French Quarter, in which AARO's hotel is located, is a microcosm Of the City at large, wherein this mixture of cultures exhibits itself in its cuisine

(Antoine's, Galatoire's, Bayona, Arnaud's, Bacco, Muriel's, Court of the Two Sisters, and a short streetcar ride away, Commanders Palace in the Garden District), shops (Walk along Royal, Chartres, or Decatur Streets) and music (Preservation Hall).

Jackson Square is the heart of the Quarter. Jackson Square is flanked by St. Louis Cathedral , the Cabildo, the Presbytere, the Upper and Lower Pontalba Buildings, and the Moonwalk overlooking the Mississippi River. The Pontalba Buildings are the oldest apartment buildings in America. The Presbytere Museum houses hundreds of items of interest from the War of 1812 to present day Mardi Gras exhibits. St. Louis Cathedral offers Masses on Sunday from 7:30 AM through 6PM.

For the child in you or if you should bring your children, there are many activities of which to select. Many are walking distance from the hotel or a picturesque streetcar ride away. There are several plantations that are a short drive away from the City. Your concierge is more than willing to assist you with these details.

New Orleans welcomes AARO and offers an urban smorgasbord of music, the arts, cuisine, night life (it is legal to drink on the street as long as your drink is in plastic), and diverse cultures. Laissez le bon temps roulez!!

For specific information, the New Orleans Metropolitan Convention and Visitors Bureau's web site is

www.neworleanscvb.com

Gayle Boudousquie is a commercial appraiser and member of the Louisiana Real Estate Appraisers State Board of Certification, and Adjunct Faculty at Tulane University.. Gayle as been a fee appraiser since 1982 with her own firm in New Orleans.





Why Be an AARO Sponsor?

Ami Milne-Allen

Why be an AARO (Association of Appraiser Regulatory Officials) Sponsor? AARO is an organization of State

Appraisal Regulatory Agencies. It's members include Administrators, Board Members, Board Attorneys, Investigators, Education Specialists and others representing over 40 of the 56 appraisal regulatory jurisdictions subject to oversight by the Appraisal Subcommittee. Being an AARO Sponsor provides an ideal means of showing the support you have for the work of AARO and their efforts to improve the administration and enforcement of real estate appraisal laws in member jurisdictions.

I have been the AARO Sponsor liaison for the past year and assisted Frank Gregoire, FL with sponsorship for the year prior to that and I have found that most of our Sponsors are proud to be AARO supporters and realize what a huge difference Sponsor support means to organizations like AARO. Our Sponsors allow us to offer the best program available from breakfast to the hospitality suite. AARO would not be able to offer the programs that we do without our Sponsors. Because AARO has had such a high level of sponsorship over the past few years we have been able to fund programs such as the Investigator Training that we have developed and our now offering in conjunction with The Appraisal Foundation, Board Member Training Manuals and the development of our web site.

Diamond, Platinum, Gold and Silver Sponsors are identified as such in all promotional material and in the event program. Sponsors are listed on a sign displayed at the AARO Conference Registration Desk. This sign is also displayed in the meeting room during each of the General Sessions. The Sponsor representatives attending the Conference will be identified as a Sponsor on their name badge. "Diamond", "Platinum" and "Gold". Sponsors will also be permitted to distribute promotional material to Conference Attendees via a Sponsor Information Table which will be situated in the common Registration Area. Diamond Sponsors are allowed to have a speaker at

the lunch event that they sponsor. This is an excellent opportunity to educate AARO members and attendees as to what your company does and/or sells.

Don Rodgers of North Carolina will be taking over the Sponsor liaison position starting with the spring 2009 conference. Please feel free to contact either Don or myself with any questions that you may have. If you are a current Sponsor, thank you for your support and please continue to Sponsor and if you are not a Sponsor please consider being an AARO Sponsor for our upcoming spring conference in New Orleans.

AARO would like feedback from Sponsors as to what you like about being a Sponsor, what you don't like about being a Sponsor and what AARO could do to make being a Sponsor more appealing. We have wondered if we should have a small Sponsor reception, a "meet the Sponsors" hour or some other recognition. Please let us know your thoughts on this.

Ami Milne-Allen is Vice President of AARO, lives in St. Johnsbury, VT. Owns and runs Milne-Allen Appraisal Company. Chair of the VT Real Estate Appraisal Board. President of The Stevens School of Peacham, VT Board of Trustees. Three daughters, 23, 22 and 20 and one son age 17 and one yellow lab age 5. Lots of biking and skiing.

"This is an excellent opportunity to educate AARO members and attendees as to what your company does and/or sells."



New Orleans Flag

Friday April 3, 20099:00am – 4:00pm **Appraisal Standards Board / State Regulatory Advisor Group****AARO Spring 2009 Program Agenda****Saturday April 4, 2009**8:00am – 4:00pm **Registration**8:30am – 10:00am **Committee Meetings**

Planning & Policy

Nominating

ASB Oversight

10:00am – 10:15am **Break**10:15am – 11:45am **Committee Meetings**

Program & Publications

AQB Oversight

Budget, Finance & Sponsorship

Education

12:00am – 1:30pm **Board of Directors Meeting**12:00pm – 1:30pm **Lunch – On Your Own****OPENING SESSION**1:30pm – 3:15pm **Welcome Remarks**

Neva Conway, AARO President

The Obama Administration & the 111th Congress

Bill Garber – Appraisal Institute

3:15pm – 3:45pm **Break**3:45pm – 4:30pm **HUD/FHA Appraisal Policies and Protocols**

Ada Bohorfoush – HUD/FHA

6:00pm – 8:00pm **Welcome Reception**

AARO Spring 2009 Program Agenda

Sunday April 5, 2009

8:00am – 4:00pm **Registration**

8:00am – 8:30am **Continental Breakfast**

8:30am – 10:00am **Break-Out Sessions**

Board Members

Attorneys

Investigators

Administrators

10:00am – 10:30am **Break**

GENERAL SESSION

10:30am – 12:00pm **Federal Appraisal Agency Updates**

The Appraisal Foundation – Paul Welcome

Appraisal Subcommittee – Vicki Ledbetter

Appraisal Standards Board – Sandy Guilfoil

Appraiser Qualifications Board – Gary Taylor

12:00pm – 1:00pm **Lunch – Provided**

1:00pm – 3:30pm **Appraisal Management Companies (AMC's) and
Broker Price Opinions (BPO's) – Model Legislation**

Scott Dibiasio – Appraisal Institute

Danny Wiley – The Wiley Group

Woody Fincham – FM & Associates

Roberta Ouellette – North Carolina Appraisal Board

3:30pm – 5:00pm **Networking – Group Discussions**

6:00pm – 10:00pm **Hospitality Suite**

Monday April 6, 2009

8:00am – 8:30am **Continental Breakfast**

GENERAL SESSION

8:30am – 10:15am **State Appraisal Board Enforcement Sanctions**

Peter Christensen – Liability Insurance Administrators

Larry Disney – Executive Director, Kentucky Appraisal Board

Paul Welcome – The Appraisal Foundation

10:15am – 10:30am **Conference Wrap Up**

10:45am – 12:00pm **Board of Directors Meeting**

Open to AARO Members

AARO Spring 2009 Program Agenda

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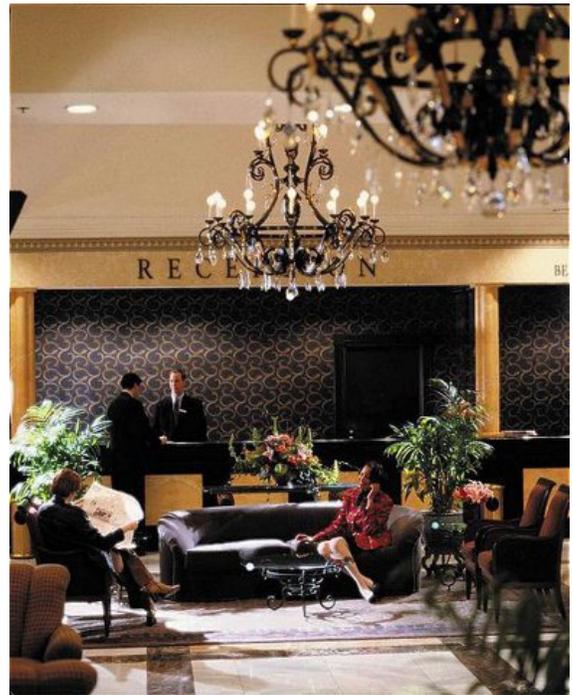
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The mission of AARO shall be to improve the administration and enforcement of real estate appraisal laws in member jurisdictions.

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Neva Conway
AARO President

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