



State of Idaho

Division of Occupational and Professional Licenses

Idaho Board of Real Estate Appraisers

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Draft Minutes of 05/18/2026

Board Members	Eric Brinton, Chair	Division Staff	MiChell Bird, Executive Officer
Present:	Jody Graham, Vice-Chair	Present:	Greg Loos, Legal Counsel
	Brent Stanger		Ryan Allstott, Licensing Supervisor
	Mary May		Melissa Ferguson, Edu. Prog. Sup.
	Jason Stewart		Skip Liddle, Investigations Prog. Mngr.
			Liz McClung, Investigations Sup.
			Charlotte Kovac, Board Support Spc.
		Others	
		Present:	Chelsea Kidney, Prosecuting Attorney

The meeting was called to order at 9:00 AM MT by Chair Brinton.

Approval of 03/30/2025 Minutes:

A motion was made and seconded to approve the March 30, 2026, meeting minutes. The motion carried unanimously.

DIVISION BUSINESS

Financial Report: Executive Officer (EO) Bird presented the Fiscal Year 2026 Quarter 3 Financial Report.

BOARD BUSINESS

License Base Report: Licensing Supervisor Allstott presented the License Base Report. From July 2025 to May 2026, renewals have seen an increase of more than 100 licenses. Overall, total license count and active license count have seen a slight decrease.

Education Report: Education Program Supervisor Ferguson presented the Education Report to the Board.

AARO Spring 2026 Conference Reports: Vice-Chair Graham provided her comments on the advisory opinions and the compliance review conducted by the Appraisal Subcommittee (ASC). Vice-Chair Graham also provided copies of the Uniform Standards of Professional Appraisal Practice Compliance Matrix. Chair Brinton discussed the inconsistent final rulings in disciplinary cases among states. Uniform decision-making in discipline cases is being considered at a national level.

Fee Disclosure: Vice-Chair Graham spoke about the concern on transparency of fee disclosures. EO Bird is in communication with a representative from National Association of Realtors to further discuss fee disclosures.

ASC Audit: The ASC will be conducting a compliance review early June. ASC representative Tom Lewis introduced himself, expressing his thanks to EO Bird and the Board for their work. Mr. Lewis reviewed the procedure for the compliance review and answered questions from the Board.

AARO Fall 2026 Conference Attendees: A motion was made and seconded to send two Board Members and two DOPL staff members to the Association of Appraiser Regulatory Officials Fall 2026 Conference. The motion carried unanimously.

Public Comment: There were no public comments.

EXECUTIVE SESSION

A motion was made and seconded for the Board to enter into executive session under Idaho Code § 74-206(1)(d) to consider records that are exempt from disclosure under the Idaho Public Records Law, Idaho Code § 74-106(9). The purpose of the Executive Session is to discuss documents relating to the fitness of an applicant to be granted a license or retain a license. Roll call: Chair Brinton – Aye; Vice-Chair Graham – Aye; Board Member Stanger – Aye; Board Member May – Aye; and Board Member Stewart – Aye. The motion carried unanimously.

Motion to Exit Executive Session: A motion was made and seconded to exit Executive Session. The motion carried unanimously.

MOTION(S) RESULTING FROM THE EXECUTIVE SESSION

Motion(s) re: Application(s): A motion was made and seconded to approve application 2027156. The motion carried unanimously.

Motion(s) re: Discipline: A motion was made and seconded to close case 2023833 with no action. The motion carried unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:00 AM.