

Washington State Real Estate Appraisers Commission meeting transcript

July 24, 2025

Denise Stephens (00:00):

Good morning. I am Denise Stephens. I'm the Vice Chair for the Real Estate Appraiser Commission. Chair Biethan is traveling so I will be facilitating this meeting. I am reading my notes, so bear with me. It is now 10:02 AM on Thursday, July 24th, 2025, and I will be calling this meeting to order. The meeting is open to the public. We will take time at the end of the meeting for a brief public comment period. Participants will have no more than three minutes to address the commission. As a reminder, commissioners are not to engage in conversation during public comments. As a courtesy, I'd ask that all participants keep themselves on mute to reduce any background noises. When a commissioner would like to comment on a topic, please use raise hand feature in Teams. Once I have called on you, unmute yourself and state your name before sharing your comments. Please remember to mute yourself again after finished speaking. Thank you. We'll do roll call now.

Sandy Baur (01:29):

Thank you. I will start with you, Vice Chair Stephens.

Denise Stephens (01:33):

I'm here.

Sandy Baur (01:35):

Commissioner Potter?

Dean Potter (01:37):

Present.

Sandy Baur (01:39):

Commissioner Sidor?

Stan Sidor (01:41):

Present.

Sandy Baur (01:42):

Commissioner Sporn? Commissioner Sporn? And Chair Biethan and Commissioner Moore have excused absences. At this time we do not have a quorum, so until Commissioner Sporn is able to log in, we will not be able to take any action during this meeting and it will be a for information only. In addition to no actions such as voting or approving the agenda or the minutes, we cannot have in-depth discussions either. If you would like to continue, let's go. We can go ahead and move on to agenda item six, old business. Back to you Vice Chair.

Denise Stephens (02:45):

Old business, program updates would be Mr. Dutra. Did he...

Sandy Baur (02:53):

I'll take that. Yep, I'll take that. Right now we are currently processing all of the end of the biennium data and we do not have any updates to report at this time. Since this is an ongoing agenda item, it will remain on the agenda for the October meeting and we will have a report out at that time.

Denise Stephens (03:20):

New business, we didn't have any reports. The subcommittee for the education, that would be me. Since I'm the only one on the committee, we are opening it up for anybody that would be interested in applying for it on the commissioners to help with the Education Committee. So if you're interested, please let me know. We had three speakers that were going to speak on the Education Committee. I can't tell whether they're here or not. Sandy, do you know if Peter Fontana is on?

Sandy Baur (04:02):

I don't see them logged in. Mr. Fontana, are you logged on and available?

Denise Stephens (04:13):

There was Peter Fontana and Kevin Hayes from IAAO. Nope?

Sandy Baur (04:24):

Nope. I don't see them either.

Denise Stephens (04:27):

All right, I don't know what happened because I just talked to them yesterday and they confirmed that they would be here for the Education Committee. So we'll move on. Maybe they are tied up.

Sandy Baur (04:42):

We can add them to the October agenda.

Denise Stephens (04:46):

That would be great. Thank you, Sandy. The Middle Housing Subcommittee. The Middle Housing Subcommittee meets on an as-needed basis and has not met since the last committee meeting. ACAL has done a great job at advocating for the industry regarding the topic. We would like to thank ACAL and suspend the subcommittee and maybe look back at it for 2026. That's something we have to vote on and since we cannot vote on it, we will move that one to October also.

Sandy Baur (05:33):

Sounds good. I see that Commissioner Sidor has his hand up.

Stan Sidor (05:39):

Yes. I thought that in our last meeting we had taken action to go ahead and no longer have this committee.

Sandy Baur (05:49):

We did not take action. It was something that we had discussed at the last minute or at the last meeting and wanted to bring up at this meeting for action.

Stan Sidor (05:59):

Okay, thank you.

Sandy Baur (06:01):

So we will move the action item, which is the actual voting to our October meeting.

Denise Stephens (06:11):

Thank you. Ms. Baur, reports?

Sandy Baur (06:22):

Yep. So the licensing and complaint data was provided in the packet and as you know, we will be moving to an annual report on this data starting in 2026. Now I'll go ahead and move on to the board's commission and outreach report. The housing market report has been, the link has been included in your packets. I would really encourage you to go to that link just to see all of the information that the Washington Center for Real Estate Research has compiled. They have census data, housing market data, and reports even about housing rentals and sales.

Denise Stephens (07:14):

Thank you.

Sandy Baur (07:20):

Oh, it's still me.

Denise Stephens (07:21):

Yeah, it's the weekend.

Sandy Baur (07:24):

So we can move on to the master action item list. So the recruitment to fill the vacancy is still open. We are still asking for applications to be submitted to us. We're really excited about this. So if anyone is interested in serving on the Appraiser Commission, please get your application into us and we'll schedule some time to have a discussion with you. At the last meeting, we had an action item asked of us to give a legislative update and again, we're still compiling that data and we will be reporting on that at our next meeting.

Denise Stephens (08:07):

Thank you. I believe now we're going to open up for public comment.

Sandy Baur (08:18):

I did just get a message from our legal unit and I don't think we can take public comments without a quorum because we can't decide what to do with those comments without a quorum. So if anyone that's member of the public had joined this meeting to give a public comment, please email that to the board's inbox. This is the address right here. Please email the board's inbox so that I can document it and I will read it out loud at our next meeting. Commissioner Sidor?

Stan Sidor (09:06):

So we cannot even hear comments even if we don't take any action on anything?

Sandy Baur (09:15):

I don't believe so. Since we don't have a quorum, this is just an information only meeting.

Stan Sidor (09:25):

Well, public comments can be informational.

Sandy Baur (09:32):

Well, I really want to stick... Oh, go ahead.

Sydney Muhle (09:35):

I can help out with that. Hi, Commissioner Sidor. My name is Sydney. I'm a program specialist with the board support team with Sandy. So because we don't have a quorum, one of those... In the Open Public Meetings Act, we really can only provide one way information. And so even taking public comment, it falls outside the law of a meeting in this case. So I'm very sorry and that's very... We hate not being able to meet our quorum because it does impact the public as well. However, we have to stay within the law.

Stan Sidor (10:25):

Okay, great. I appreciate it. Thank you.

Sydney Muhle (10:27):

No problem.

Denise Stephens (10:27):

Thank you.

Sandy Baur (10:28):

Thank you, Ms. Muhle. I appreciate that. So again, if any members of the public are here to make a comment, please email that comment in 500 words or less to the dolboards@dol.wa.gov. Please email them to that address. I will document them and I will read them out loud at our next meeting. Thank you.

Denise Stephens (11:03):

So then we would go on to announcements that... Can we even do that?

Sandy Baur (11:09):

Announcements are one way information. The department and staff do not have any announcements at this time.

Denise Stephens (11:17):

Okay. And request for future agenda items, we don't have any at this time either?

Sandy Baur (11:24):

Correct. But in review of the action items, because this was an information only meeting, we did not have a quorum, all of our action items will be moved to the October meeting. That means approval of minutes for both meetings. So we will provide minutes for this meeting. And any action items the subcommittees were going to request, that will be moved to our next meeting as well.

Denise Stephens (12:00):

Okay.

Sandy Baur (12:01):

Commissioner Sidor?

Stan Sidor (12:04):

I looked at my calendar and realized that I am giving a seminar on our October meeting date, so I will not be available for the October meeting.

Sandy Baur (12:18):

Thank you for letting us know that.

Denise Stephens (12:30):

I guess we'll adjourn the meeting, because that's what's next on our list.

Stan Sidor (12:34):

Fastest meeting ever.

Denise Stephens (12:39):

Wow. Okay. It is now 10:15 AM on June 24th, 2025. And this meeting is adjourned. Our next meeting will be via Teams on October 16th at 2025 at 10 AM.

Sandy Baur (12:59):

Thank you so much for your attendance everyone.

Stan Sidor (13:01):

All right. Have a good day and a good weekend.