



BOARD OF DIRECTORS TELEPHONIC MEETING – MINUTES – Wednesday, March 25, 2015

ATTENDEES:

2015 Board Members				
President	Penny	Crowe	425.687.7150	croweappraisal@comcast.net
Treasurer	Margo	Henson	206.784.6627	market@drizzle.com
Secretary	Kirk	Dosser	509.630.7472	kdosser@pacapp.com
Director	Bob	Meeks	253-202-6005	bobmeeks100@gmail.com
Director	George	Nervik	360.493.0085	George@NationalPropertyService.com
Director	Bob	Mossuto Jr.	206-280-0335	Bob@bnappraisalsinc.com
Others Present:				
	Justin	Slack		

CALLED TO ORDER – 6:04pm

- Quorum Established
- Approval of Agenda – revised
- Add New Business; REAC meeting
- Add Old Business; Reasonable fee survey
- Revised agenda approved by acclimation
- Approval of Prior Meeting Minutes – approved by acclimation.

OFFICER REPORTS:

-President’s Report –

Penny was contacted by Dave Hunnicut, who attended the AQB meeting. Topics covered included; adding 2 to 4 educational modules, compilation of court cases will be available online, new online is 30 topics of subject matter, understanding and using comp transactions @ \$20 user fee, 2016-17 USPAP changes have been installed, background checks is important topic as appraisers have access to financial information/data, discussion of options to gain added experience for improving certification (from residential to general), and new instructor courses are to be available.

Penny attended a REAC meeting, and notes the following topics; WA State was given an "excellent" rating from The Appraisal Foundation, with reasons including keeping up with complaints/violations handlings. Mass appraisals; how to go from govt. to private fee, state certified, clarifying and adding requirements needed. Consideration of raising the fee for temporary permits to appraise in WA, from \$150 to \$250. Background checks; felt still most reasonable to be handled at the State level.

George says REAC-DOL have been discussing background checks for several years, with no significant progress made. He suggested that the system for appraisers could possibly "piggyback" on the conceal & carry permit system, which does the background checks, and all go to State Patrol. He feels the checks should not be discriminatory, but should include all appraisers, not just new appraisers.

Bob Meeks says decisions need to be made regarding which crimes would disqualify appraisers from certification, etc...

George notes that daycare providers also have background checks...and we should move ahead with a plan as the State has not made progress.

Penny says AQB should have a ruling within a year or so.

Bob asked how many appraiser crimes have been committed, which would have been prevented with background checks?

Justin Slack says AQB is submitting an exposure draft on background checks, and plan implementation in January 2017, as per 5th exposure draft, and this should provide some basic guidance but there will be room for states to fine tune or clarify the rules. He says many have asked about a central database/system, to provide for consistency.

Bob says we should review after other state guidelines are set, as a starting point. Justin says he may be able to get this type of information, and that AI has a base language we could consider. George and Bob will review the provided information.

-Treasurer's Report -

a. Monthly / Current YTD Status: Margo Henson reports the current bank account balance is \$7,335.51 after new deposits for dues.

b. Invoices: Seops was paid \$383.75 for February

Penny has a \$7500 bill from TK for 1st quarter 2015. George suggests paying him \$2500, which should still leave a reasonable balance in the account. George makes motion to pay TK \$2500, Kirk 2nd, approved.

Margo says bank charges and website maintenance were the only other expenses.

George made motion to approve the treasurer's report, Bob 2nd, approved.

COMMITTEE REPORTS: None

OLD BUSINESS:

1. Legislative/Regulatory issues:

(HB 1196 already discussed under President's Report)

2. Administrative Topics:

a. Summer conference: Margo notes the date and location were already set, and they have been working on other tasks such as working on menu and scheduling the panel for topics of discussion. Some of the potential topics include lender issues. The morning panel has been set and she is working on filling Thursday afternoon. Option may be Collateral Underwriter - but questionable due to presenter options being limited.

Justin noted AI webinar is upcoming that covers the same topic.

Margo wants to come up with some "commercial" topics and is working on that. She is also working on booth participants, and may ask TK to make a short presentation about legislative issues.

George suggested tax appeals as a possible topic. Bob said he would contact a few county assessors to see if they would make a presentation.

Justin suggested topic on the current process to obtain building permits and the effect on development. George suggested going further with that and getting someone to discuss the entire subdivision process and current issues relative to that.

George suggested issues with landslide hazard areas, and Penny suggested a FEMA presentation.

Margo suggested water rights, water law issues, zoning law issues, etc...

Margo indicated that the facility costs at La Quinta will be basically the same as last year, and that she suggests keeping the conference fees the same as well.

The topic of an Eastern WA location for future conference was brought up and Kirk indicated that he would begin looking into potential sites. Will ask Margo for info on basic parameters.

b. Multi-State Appraiser organization: Penny will keep us informed. No significant change at this time.

c. Alamode Community Partnership: Penny indicated the reason AI is against this is concern with how they approach regulatory policies. There could be potential pressures placed on ACOW - conflict of interest. George agrees.

George made a motion to forego Alamode C.P., Kirk 2nd, Approved.

d. Reasonable fees survey: Penny asked if we have ideas on this, and suggested UW Center for RE Research as possible survey provider.

Justin suggested partnering with DOL, for cost reasons (keep survey cost down).

George likes idea of a survey, but notes that VA appraisal fees are set, and Bob notes fees for VA appraisals differ due to requirements.

Margo asked what the results would provide us - what can we actually do with results once obtained?

Penny says she is going to sideline this topic for now, as there is some agreement that potential uses for the survey results could be limited.

NEW BUSINESS:

1. Legislative/Regulatory issues:
None

2. Administrative: Penny indicated there is a REAC meeting on May 15th in Leavenworth, and asked if someone could attend. Kirk volunteered to attend.

ANNOUNCEMENTS:

Penny suggests having another board meeting during April or early May, and will be in contact with the board to schedule that.

ADJOURNMENT:

Penny moved to adjourn the meeting. Meeting Adjourned at 7:43pm

Kirk Dosser
Secretary