



BOARD OF DIRECTORS TELEPHONIC MEETING – MINUTES – Thursday, January 28th, 2016

ATTENDEES:

ACOW Board Members

President	Penny Crowe	425-687-7150	croweappraisal@comcast.net
Vice President	Kirk Dosser	509-630-7472	kdosser@pacapp.com
Secretary	Bob Mossuto Jr	206-280-0335	Bob@bnappraisalsinc.com
Treasurer	Margo Henson	206-784-6627	Market@drizzle.com
Director	George Nervik	360-493-0085	George@nationalpropertyservice.com
Director	Bob Meeks	253-202-0085	Bobmeeks100@gmail.com
Director	Justin Slack	206-683-2328	justin.slack@gmail.com

Others in attendance

John Lawhead

John Gordon

Tom Weaver – First time participant

Jaren Harper – New member and first time participant

CALLED TO ORDER – 5:35 pm

-Quorum Established

-Approval of Agenda

-Approval of Prior Meeting Minutes (Bob Meeks motion to approve, George Nervik 2nd, approved)

OFFICER REPORTS:

-President's Report

There was no president report. With so much on the table, the meeting went straight to the issues at hand.

-Treasurer's Report

Margo states the account balance is \$6,436.96. She stated that the insurance has been paid.

TK's 2015 lobbyist services fees are \$7,500, which were not raised from the previous year. A discussion ensued about paying TK a portion owed. George motioned that we pay TK \$2,500 and Penny seconded the motion. The board unanimously voted that this action be taken.

Margo stated she will send out the yearend report. Mike stated more dues are coming in and we should have a perspective of the totals soon.

OLD BUSINESS:

Legislative/Regulatory Issues:

Customary & Reasonable Fees Survey

George customary and reasonable fees - everything is pretty well mapped out. George was on the road tonight and did not have the file. He will send an email to Dave Hunnicutt and Peter Christiansen to see what they've got and what we can incorporate into it. He was waiting for Margo to update the VA schedule. George and Margo need to coordinate about the VA fee schedule.

Bill regarding Statute of Limitations

Statute of limitation bill. David was spearheading but George has info. He has mapped out as best he can from information that is obtained from David and Pete and he can provide some information in the next three or four days. Penny stated that we are not in a big hurry, but it would be nice to be able to tell people what's happening. Need to find a good sponsor for the bill and Penny's been working with TK on it. George thinks Pam Roach might be of some help in regards to this matter. Penny agrees that she would be a good selection.

Statutes limitations - George synopsis - follow USPAP. Penny thinks David Hunnicutt has more information on this subject and she thinks he's done more research. When George gets the information from Dave and Peter Christiansen, Penny thinks it should go out to everybody on the board.

Background Checks

Background checks - a bill to regulate AMCs requiring background checks when state certified. George- references the bill that we introduced last year. State legislators have brought it back to the table again this year and it's in the exact same position as it was last year. Penny says no. According to TK we've elected to strike the background selection section and keep the reciprocity section. George says that's not the way it is stated in the legislative document. TK emailed earlier this week stating supposed to strike first and third section keeping reciprocity. Penny will verify that to ensure that this is the case. The whole idea was that the state doesn't have to go forward and have background checks because they are requiring appraisers to certify (by signature) they don't have any deficiencies (felonies) that would prevent them from complying.

Bob Mossuto stated he sent out an email with the legislative documents in them to everybody a day or two ago, and George is right; it's all on the table just as it was written for the 2015 legislator.

Bob stated that if you go to the website that is attached to the emails, it shows who introduced each of the bills. When I was reviewing it either the senator or representative that introduced the bills was available as the bills are introduced in both sides of the house, but while they have different bill numbers (HB and SB) they contain basically the same information

Penny is sending TK an email regarding the legislative issue.

Everybody - We need to concentrate on the AMC bill and people complaining about everybody having to do background checks for each AMC.

George says DOL and Dee Sharp don't want to do fingerprinted background checks, but yet they're doing it for real estate agents and there is discussion on it about home inspectors as well. It's the same department, is the same business, and professions section, of the same real estate division.

Penny says that the appraisal foundation is not making fingerprinted background checks a requirement. George says just because they're not requiring it doesn't mean that a state can't have a higher requirement.

John is licensed in Oregon in California and both have fingerprinting requirements.

Part of the ACOW mission statement is to do what is good for appraisers and keep criminals out of the profession as that is in our best interest. Penny agrees but it sure is that DOL won't go along with fingerprinted background checks. George is going to call Pat Kohler or send her an email and inquire as to why this is required for real estate agents and not for real estate appraisers.

Penny interjected – per Dee Sharp - she verified that if the state were to complete fingerprinting they cannot release that information to any other parties regardless.

The state doesn't necessarily have to turn the background check over to each AMC. AMC's could (particularly if it is part of the language in the AMC bill) accept that a licensed/certified appraiser meets the background check requirements and should not have to provide additional checks to AMCs.

Penny will request the information from Louisiana regarding their AMC bill with this language.

Alternative Appraisal Standards

There was discussion regarding alternative appraisal standards. Basically this is the next issue we are going to be dealing with because this is starting to become a state-by-state issue. Opinions vary with the Board/members between allowing or not alternative appraisal standards. A question was raised; will the state allow appraisers to use standards other than USPAP when doing appraisal work on non-federally related transactions such as being done in Tennessee and Texas, and likely in California in the near future.

This also includes eminent domain and condemnation type work. George has done a number of these types of appraisals and has done all of them in accordance with USPAP.

John states that there are instances where there have to be parameters where the state has to approve and recognize a different standard.

Penny states David Hunnicutt has good arguments about being able to use alternative appraisal methods and would like him to present them to the group when he is able. John Gordon, AI, is strongly in favor of allowing for additional standards but also indicates that many with the Appraisal Institute are still not on board.

The final question is how would the DOL deal with this issue? Do they have the personnel and funding to follow several different standards? George stated current DOL staff has trouble enforcing the one standard that we do have in place.

George is against it. Penny wants to see what goes forward in California and see what they come up with, since Washington tends to follow California. Justin - perhaps this is not something ACOW wants to take on itself but there's other things they can do such as supporting it through AI.

John Lawhead thinks is a good idea and we should write a petition paper regarding one standard and what we support. Keep it as simple as possible. George - referenced DOL jurisdictional exception. If there is a problem that occurs in the state of Washington, it can be fixed by administrative rule with the Department of Licensing.

Administrative Topics:

Multi-State Appraiser Organization

Bob Mossuto states there's not a lot going on right now other than the typical debates regarding well-known issues. He stated that there was one hot topic earlier this week and he would get back to us on that. During the preparation of these minutes that topic is added.

The item being discussed during the week was a letter written by a developer that banned the appraiser from entering their property to do further appraisal work. The letter was written because evidently the appraiser was not coming in "at value" and the developer was not getting what he wanted pricewise. Evidently this is something that occurred several years ago and further research revealed that the appraiser that was supposedly banned still does appraisal work in that development.

There was a brief discussion regarding the upcoming AARO meeting in Phoenix. The latest update on that is that the network is not sure that they can get enough participation to actually attend this meeting so the meeting is still up in the air. It is believed that they really want to focus on the meeting in Washington DC this fall and that members will not be able attend both meetings. More to follow.

ACOW Legislative Day in Olympia

Legislative Day - We should plan on having a fairly serious turnout for legislative day. Bob Meeks is going to work on planning a day. We need a budget. We want legislators to commit and talk to us. This will have to be planned with TK. TK has an opinion of the best date to have this so that we can have a day when legislators are going to attend. George - Is there a way that we can perhaps try and encourage a big turnout by offering 2 to 4 hours of continuing education? This would give appraisers more incentive to attend as they would actually receive some benefit from making the trip. Keep the price low to get appraisers into one room and at the end of class we blend right into the lunch and meet and greet with legislators and/or possibly get them to come and give a 15-20 minute talk. Just an idea

Conversation, - Four hours might be too long maybe we just wanted to three hours or maybe the minimum of two hours. Two hours CE from 10 to noon, lunch, meet and greet. Then in the afternoon everyone's turned loose to talk to legislators. An hour of TK talking, get Pam Roach there to talk, and maybe somebody from the house.

Bob Meeks has this and will move forward with it. Penny states we need to get this organized by this fall for the fall legislative session.

Website Content

Bob Mossuto commented on the need to have a person monitoring our website for comments from visitors. Stated that there was a visitor that tried to contact ACOW and it took him three tries to get through to somebody. Bottom line is this person was about ready to drop membership because he didn't understand what ACOW did for him. Once it was explained, he was impressed and stated that he was going to tell his counterparts about ACOW.

Penny requested a copy of the email and Bob Mossuto said he would send it to her.

George states we shouldn't have an email address on the website saying "board". George thinks that each member should be accessible. One member in the meeting (I did not catch the name) stated that perhaps everything should be sent to the secretary and she could take care of it. Bob Mossuto reminded this member that he is the secretary. He stated if the board elected to have emails come to him he would decipher and delegate to where they went for action. Penny states she was not sure which email address this particular member had sent the email to and was assuming it was sent to info@ACOW.com. Penny prefers the emails continue go to info@ACOW.com. She likes Mike having the ability to look at them and send them to the appropriate party within the board.

George states we could have the email sent to a webmaster or something. There's a difference between emails about ACOW in general versus content on the website. Ideally it would all be dealt with by the president but we are all volunteers and we should all share the wealth. So sometimes when email comes in the president might be busy and another member could hit reply all and send an email to back to the ACOW list and everybody would know.

John's comment - do the officers have problem with name email phone on website? Bob Mossuto stated all of the board members are already identified on the website. Their names, phone numbers, and email addresses are provided.

Also discussed were website improvements. Board members stated that we needed to add things such as job notices from the state, meeting minutes (which are already included in the website), links to different agencies, information regarding things the state does and doesn't provide any more as far as appraisers are concerned, a link to appraiser.com, a link to voice of the appraiser podcasts, and goings on in Seattle and other communities.

Kurt was tasked with the inclusion of past minutes missing from the website.

George stated we should add anything that we happen across regarding professional organizations Department of licensing education etc. John says that anything that you want to put on there we can put in. He also stated that the links that are in there right now do work.

George encourages links that would be interesting to appraisers whether controversial or not. This causes us to realize a problem discuss it and provide input. It's a good thing.

Penny stated - everyone's in charge of finding information and getting it over to John to put on the website.

A comment was made by Tom Weaver regarding anyone looking at the tabs and under resources it goes to legislative update. He thinks that it would be beneficial if legislative update was one of the main tabs since this is one of the main functions he would love to go to the page and be able to go directly to the legislative function. Legislative updates needs to be on the home page on the left column not something that has to be searched for.

Other things mentions regarding the website include: DOL would be happy to send notices to ACOW to put on our website regarding changes to rules and clarifications and even jobs.

Include president's message on the webpage.

Also add space for TK and what he's got going on as far as legislative information.

Facebook

We have a Facebook page. If we're not going to monitor the Facebook page we need to delete it. We need a login or and/or email address so that we can log into it and get the page deleted. The Facebook page needs to go away. George says maybe it doesn't need to go away, it just needs to be a place holder that leads them straight to our website. John says if we keep Facebook, it needs to be generic and point people straight to our website only. Justin - find credentials so John can manage the account.

REAC Meeting

REAC meeting - schedules are out for the year and Penny is asking for volunteers. Penny will attend the Olympia meetings, one in April 1 and one in May. George offered to cover the Olympia REAC meetings. One in Moses Lake - will look for a volunteer over there to attend. Meeting in Sequim - need to find somebody to attend that meeting as well. Need to have somebody of these meetings because they're important to us. Kurt said he can do the Moses Lake REAC meeting. Penny will work on the Sequim meeting.

Summer conference

Summer conference - Kurt is in charge this year. Penny comment - would like to contact Michael Imes to do another session on adjustments. Margo - Peter would like to come back and join us.

George - Marshall and Swift quit publishing the remodel/repair hand book. George found a new one it's 500 pages and he hasn't reviewed it yet. It's cheap and available in PDF. States he will share with the board. Perhaps this is something that we could add to the website! May be approaching the cost approach - cost as it applies to repair. If you talk to a contractor it all has to be documented. Perhaps this could be a small session at the conference. How did you come up with the price for the cost to repair? Penny will discuss this with Mike Imes because he has some thoughts on it as well. Perhaps that's the direction he can go with his class.

Penny wants to be able to connect with Eastern Washington on one topic. Can we put some in there is no appeal to a general appraiser as we need to generate something for general appraisers. How about a class on specialized appraising for general appraisers such as appraising wineries? Eric James - wineries - so specialized that it may not be a draw.

Also the topics of farm, ranch, agricultural which would include outbuildings and barns, etc. which could also be beneficial to residential as well.

Can Kirk send out email to people in Eastern Washington regarding what they would like to see as far as classes? Kurt did send out an email and never received a response. Kurt has some general topics regarding extra witness appraisal, appraising energy efficient improvements in their effect on value. Perhaps Jack Fredrickson or Mike Fredrickson. Someone from Walla Walla to talk about orchards or farming or agricultural land.

John will talk to people in the eastern sector to see if there is someone willing to speak/teach at the conference regarding these type of appraising issues for general appraisers. Dennis Johnson has instructed in the past may be willing to join us.

Margo - we had a list couple months ago. Perhaps a class on right of way work.

We're doing a morning and afternoon session for two days. Are we having sponsors? Kirk's first time, hasn't done, will get a hold of Margo and they will discuss how this works.

Penny will be over there a couple of days early or day early and would be happy to have a meeting and wine tasting. This can be done on a Wednesday evening as most of us will come into town that day anyway. Kurt could set that up. Bob Mossuto - perhaps we could have a board meeting and invite any members that want to sit and listen to the board meeting. Kurt will look into a location and cost.

Another thing George would like to see is if we can try to get up to 14 hours versus 13. We will all work on that.

Note: Bob's thoughts while typing: If we were to do three hours in the morning and four hours in the afternoon it seems to me that we should be able to do seven hours a day making it 14 hours for the conference. That would be 9 to 12 and 1 to 5. If you want to put in some 15 minute break she started 8 AM and go to 5 PM that gives you sufficient times for breaks and lunch.

Di Minimus level discussion

Anyone interested in putting together a letter from ACOW on this issue? George thinks we need to keep take a position on keeping it where it's at. Penny agrees. Bob in favor of as well. It would be nice if it went down, not up. George can do a position paper. Once approved we can put on our website.

Other

Note: during the first half of the meeting there was an excessive amount of background noise and static. In the future we should encourage anybody that has the capability to put their phone on mute when not actively in the discussion. This would eliminate a lot of the background noise.

Dues notice went out. Penny will put in comments about a calendar next notification.

Margo had appraisal contact regarding statute of limitations. We're working on that and it will be in the next session legislative session.

Put contacts for green building information on the website.

Next Meeting

Next meeting is scheduled for Wednesday, February 17th at 5:30 PM.

ADJOURNMENT:

Penny moved to adjourn the meeting. Meeting Adjourned at 7:25 PM

Robert N. Mossuto Jr.
Secretary