



BOARD OF DIRECTORS TELEPHONIC MEETING – MINUTES – Wednesday, March 16th, 2016

ATTENDEES:

ACOW Board Members

President	Penny Crowe	425-687-7150	croweappraisal@comcast.net	Present
VP	Kirk Dossier	509-630-7472	kdossier@pacapp.com	Not Present
Secretary	Bob Mossuto Jr	206-280-0335	Bob@bnappraisalsinc.com	Present
Treasurer	Margo Henson	206-784-6627	Market@drizzle.com	Present
Director	George Nervik	360-493-0085	George@nationalpropertysevice.com	Present
Director	Bob Meeks	253-202-0085	Bobmeeks100@gmail.com	Present
Director	Justin Slack	206-683-2328	justin.slack@gmail.com	Present

Others in attendance

John Lawhead
John Gordon

Prior to the official meeting there was discussion regarding the website and items to be included. Penny also stated she would be adding to the agenda and discuss possible changes to the ACOW bylaws that need to be considered/made.

- CALLED TO ORDER – 5:40 pm
- Quorum Established
- Approval of Agenda
- Approval of Prior Meeting Minutes

OFFICER REPORTS:

-President's Report

There was discussion regarding the networks de minimus letter. Penny stated we should consider if changes are made based on our input. Requested all board members read the updated letter when provided by Bob. There was discussion regarding the threshold amount. Penny states we stick with what we have and push for a letter stating it should be reduced. Bob stated he had sent information regarding the NAR letter regarding this issue to the board earlier in the day.

Penny sends thanks to Mike Gudder for sending out our email blasts for Bill 5597 which did pass. Governor Inslee still has not signed it into law yet. However, it will be signed as there is no objection to it. TK will let us know about the signing date.

Bob Mossuto was instructed to send the meeting minutes to Mike for inclusion on the web site.

Penny thanked Tom Stowe for his work with TK on Bill 6314.

Penny briefly spoke of the L3 Report, a report regarding our connection to lobbying in public which has to be sent out each year.

-Treasurer's Report

Margo states the account balance is \$4,025. This does not include \$180 in dues not yet deposited. States TK received the check for \$2,500. Margo says we are waiting for a check in the amount of \$6,800 from AI. Once all monies are deposited the account will be up to approximately \$10,000. No invoices reported. Insurance is paid for the year. Operations bill has been higher due to web site conference. February ops bill paid.

George - Should we pay TK more now or wait. Margo - wait. Penny - requested questions and/or comments regarding paying TK. We owe \$5,000 of the \$7,500 for the first half the year. Should we pay \$2,500 now? Seems reasonable to Penny. Any negative comments? George suggests we pay \$2,000 now and \$3,000 when the AI money comes in. George makes motion. Penny seconds. Any questions. Motion passed. Margo to send check for \$2,000 to TK.

OLD BUSINESS:

Customary & Reasonable Fees Survey

George - not much info. Needs to send information to Margo so she can look it over. Has incorporated some verbiage from organizations in eastern US. Margo waiting to see what George has. Penny - if anyone knows of any surveys regarding C&R send it to George and Margo. Discussion regarding the Alamode survey from last year. Margo will call Alamode to see if they have any plans for a new survey. George one of the problems from the eastern US survey was regarding the VA survey. There's no baseline for the survey. Law excludes AMC surveys. George - we are not using surveys, just using the VA fees. George's reasoning: people would use federal rate as a benchmark. Common practice in various areas of law and lending. We have that in our defense. Someone stated VA is now behind the times. Margo says that there were actually ahead of times earlier, but it takes so long for them to get things changed.

Discussion turned to what you do with all of the additional amenities waterfront, acreage, etc. George states base fee is for a licensed appraiser. Anything that would prohibit a licensed appraiser from completing a report is an add-on.

There was discussion about specific fees but due to the law, I'm not publicizing the specific dollar amounts referenced.

De Minimis

Briefly discussed again. Penny thinks we should just leave it as is. Margo, George, and Bob Mossuto thinks it should be lowered. Penny- you have to be able to support wanting it lowered. There was no reason for it to go up.

Nobody approved the position paper that John Lawhead wrote.

John Gordon says regulators themselves discussed. GSE's don't have to use it. Doesn't know if it's easier fight to keep it as it is or to have it lowered. More momentum for trying to keep it where it is at instead of trying to lower it. Doesn't think it would be a fruitful exercise to try and lower it.

Margo says we need to make our ideas known. George agrees. George suggests we include in a letter that many members think that the de minimus should be lowered not raised. Bob states we need the numbers if we are going to get into the fight. George - were raising the issue not going to battle yet. Penny - is Eric okay with not specifying a number just stating that we intend to see this through possibly trying to lower this at a later date?

Penny will take John's paper and insert the appropriate comment. John – this is an election year and we will know a lot more by November as to the political climate that will be 2017 and forward. It will have some impact on what we do as well. Margo questioned the time frame on C&R legislation. George says we have to have it in by 1 November. Bob Meeks stated - probably sooner than that. George suggests we bring this up at the conference to see what the rest of the appraisers think. Once we get it out during the conference we can put the final scrub on it get it to TK. Same with Statutes of Limitation bill.

Would be wise to have one page survey to poll people's thoughts on this when we discuss it. Use multiple choice questions, made to get feedback as to what they think. Who's good at putting surveys together? Penny thinks would be a good tool to get new members to. This is a kind stuff people need to talk to us about. Getting them to show up and participate.

Bob Meeks - TK is involved in the extended session. We need to let TK know about the issues and perhaps he can talk to Pam Roach regarding the issues as well as the issue Bob Meeks is working on.

Multi-State Appraiser Organization

Bob Mossuto states other than de-minimis letter - fairly quiet. Their meeting in New Orleans is scheduled. 19 of 24 state coalitions will be attending. ACOW will not be there.

ACOW Legislative Day in Olympia

Bob Meeks is working on/planning a day.

REAC Meeting

Penny can I attend the April REAC meeting. Kirk was going to do Moses Lake but he can't make it now. Need somebody to attending Moses Lake meeting. Moses Lake REAC meeting is on the same day as the ACOW conference. Maybe Kirk or John can find somebody that can go.

Summer conference

Kirk not present. Penny - scheduled for Wednesday evening board meeting. Bruce Jolicoeur has agreed to be the MC. Decision regarding speakers - are we paying further accommodations. Margo- we always paid for the two night stay for MC. It's reasonable to pay for the MC's time. Justin - most people realize that it's a good thing to volunteer their time and not make the organization pay for it. Group agreed we pay for MC's room. Everybody else is on their own. We usually give coordinator CE free. Presenters also got CE free. There was also some gift certificates presented. Penny says she spent \$400 gift certificates. Penny stated that TK will not come unless we comp him one night at the hotel. Motion made to pay by Margo, George seconded everybody agreed. Michael Imes is coming over and won't require payment. Peter Christiansen does his own thing. We do not pay for him; he's there for his advertising.

Margo asked Kirk if he wants her to check with Alamode. Hasn't heard back from Kirk.

Have water rights Mark Noble and Robbie Curry – Douglas County. There's discussion about the presenters and times. Fridays Peter Christiansen.

Justin signed off at 6:39 PM.

Bradford to be here again so cannot be 11:30 to noon Friday. Roundtable suggested to address fees. Take half hour at a roundtable session right after lunch to discuss fees. Call it the ACOW discussion. George thinks there's too much to cram in the 30 minutes Margo suggests we put together a one page survey to pass out rather than discuss these things. Have people provide their comments via the survey. George suggests a brief announcement, pass out survey, collect information. Need to identify who is preparing the survey.

Side Note: 2 surveys suggested in the meeting. 1) De minimis survey. 2) Fee Survey.

Discussed fee reduction for trainee membership during conference attendance. \$30 membership fee for trainees that attend. Penny - Motion made to reduce fees for trainees from membership to ACOW. George seconds, all in favor, motion passed.

Flyer discussed. Remove board names to provide more information. Bob wants more information on past legislative issues ACOW has been involved in. Penny stated Stan Sidor would be a good resource.

New Business

Under new business worth passing on legislative/regulatory issue discussion at this time will cover it next time.

Penny discussed the bylaws. The bylaws say that members need to be members of the appraisal foundation. Need to look into this. Some of the things in the bylaws are very dated and Penny plans to go through them to see what can be changed. Bylaws are on the website. Anybody can look at them. Penny will start the conversation in regards to this via email.

Bob Mossuto - New USDA requirements sent to the group via email

Next Meeting

Next meeting is scheduled for Tuesday, April 19th at 5:30 PM.

ADJOURNMENT:

Penny moved to adjourn the meeting. Meeting Adjourned at 6:58 PM.



Robert N. Mossuto Jr.
Secretary

Follow-up on the Network De Minimus letter. Per ACOW request, the letter was changed by authors Bill and Beth Riedel. The letter was sent back out to the ACOW board of Directors and an electronic vote was requested by Penny. Votes were cast via email and the board unanimously passed support the network letter with a vote of 5 Yes and 2 No Response. The vote was passed 3/18/2016 at 2:16 PM.