



BOARD OF DIRECTORS TELEPHONIC MEETING – MINUTES – Wednesday, August 3rd, 2016

ATTENDEES:

ACOW Board Members

President	Penny Crowe	425-687-7150	croweappraisal@comcast.net	Present
VP	Kirk Dosser	509-630-7472	kdosser@pacapp.com	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	Not Present

Others in attendance

John Lawhead
John Gordon

CALLED TO ORDER – 5:39 pm

- Quorum Established
- Approval of Agenda
- Approval of Prior Meeting Minutes

OFFICER REPORTS:

-President’s Report

Penny stated that TK sent her a report regarding the primary election that has some interesting insights. Stated if anybody wants copy she would be happy to send it.

Penny thanked Margo, John, Kirk, and the speakers for their efforts in organizing this year’s summer conference.

There was a discussion about customary and reasonable fees (see below).

Penny questioned; now that this is organized and we are closer, should this be an addition to the AMC law and should we also include other issues being discussed (i.e. have AMCs except state certification as a form of background check instead of separate background checks). George provides insight: state patrol and FBI background check to be a licensed AMC in Washington already exist in the current AMC bill. George suggests we just copy the exact language for appraisers. Because DOL is already doing background checks on AMCs. It says in the AMC law that the AMC pays for it.

John’s concern is if we couple issues together; should a legislator be against a portion of the proposed bill, the whole bill could be shot down. He states we probably want multiple bills. Penny stated that makes sense, but she was told we should try and bundle up a couple things at once. However, if it makes more sense to do it singularly then that’s what we should do. Penny stated she would ask TK what the best way to approach this is. There was a brief discussion on Statutes of limitations, which is a separate issue. George stated he has not heard back from David Honeycutt regarding statutes of limitation.

Penny stated statues of limitations is difficult because it has to be worked around other laws, making it harder to get done. Trial lawyers will be in opposition. There will be things that we have to get around and things we have to comply with, so it’s going to be quite difficult. Penny stated she is not really up to par and how this works yet and stated we need to coordinate with TK on this.

Penny briefly talked about evaluations and stated will get into this in September.

-Treasurer's Report

Margo reported a balance of \$15,472.55. She stated there was a deposit of \$1,500 on August 1st and a \$3,300 deposit on August 3rd.

There was a discussion regarding AI, dues, and their need to collect an additional \$15 from members.

There was a discussion as to paying TK more money. We have the second half bill for \$7,500 to pay. George motioned that we pay the full \$7,500. There were several dollar amounts suggested. George then amended his motion to \$3,750, Penny seconded the motion, all in favor, no disagreements, motion passed.

Margo discussed the hotel and a direct billing application requiring references and somebody to personally guarantee it. She stated she talked to the hotel today and asked if we could just send them a check for two thousand dollars before and then settle the bill afterwards. She was told we can send a deposit for between 2 and 3 thousand dollars. Kirk said the cost of the meals is going to exceed minimum. So Margo figure \$2,000 would be sufficient. Penny asked for a vote. George motions we sent \$2000 to the hotel. Penny seconds, all in favor, no disagreement, motion passed.

A comment was made that after all said and done the motel can bill us for the rest. The minimum to avoid waving the conference room fee was \$2700. If we have the anticipated number of attendees, we will have probably have around \$3,400 so we should be fine.

OLD BUSINESS:

Customary & Reasonable Fees Survey

Penny stated we would not be discussing most of the legislative issues until next month. However George is emailing a copy of what he presently has in regards to legislative issues. There was a question regarding a revised VA schedule. George says he called the Denver VA to check on that. VA has revised compensation for Oregon effective September 1st, 2016. The base fee is going from \$500 to \$650. Most rural counties are at \$780. They expect to be upgrading Washington in the near future. Penny asked if Washington might be updated before we submit the bill for customary and reasonable fees. The answer is unknown at this time. George noted; In Wyoming there are counties with a base fees at \$900. More interestingly as of today they are over 3600 VA appraisals which are not assigned because VA can't get anybody to take them. They expect by September 1st that the number of unassigned appraisal orders will be above 4000 (Just within the Denver district).

George states he used wording from other places and information from a couple of AMC fee schedules. States you'll see that if we can get this past as it is written today the base fee would be 500 but at 15% for things such as rush fees, views, complex construction styles, larger square footage, lake front, etc. There was a comment that it would be interesting what the definition of a rush fee is. George stated that VA's base timeframe for Washington is 10 days, so if someone wanted a report sooner than 10 days, it's a rush fee. It was noted that Virginia adopted VA schedule. Penny asked if we can adopt a VA schedule subject to changes. George says yes, and that we need to look at the wording and see if we want to change it. George states that TK has to see his proposed document. It was written in bill format and TK can cut-and-paste whatever needs to be done. It was mentioned it will actually go into the bill writers at the capital who can put it into the format that they want it in. The actual Denver VA fee schedule is attached to George's document.

ACOW Legislative Day in Olympia

Legislative update. John has not talked to KT, but thinks TK should address ACOW about his facility in Olympia while he is in Wenatchee so the board can hear it firsthand. Then we can decide to move forward. Penny says we have to go with TK's schedule as to when we get the facility. We can't pick and choose our dates. John says TK will tell us when he has it available. TK can explain. There was discussion about legislative sponsors and Pam Roach, whom is running for Pierce County Council and may not be in Congress next year. It was stated that TK has a number of people he works with in the legislator, so this shouldn't be a big issue. Penny says she will talk to TK about comments in his presentation.

Statutes of Limitation Bill

Penny is working on the statutes of limitations bill with TK because there's limitations as to the content. It has to be written so that there's not dissension amongst the parties involved and lawyers. Penny will keep working on that.

Legislative Issues

Penny discussed an AMC panel which would include both appraisers and regulators and AMC representatives which is an idea that came from the network. This would be a meeting for steps to move forward with AMC laws.

Penny wants to let anybody know that if we have an idea for future legislation that is an issue if we could send her an email she would just collect them. She has issues that people mention all the time but is not always in a place where she can write it down. She would like to be able to get these concerns on paper so that she can keep a working file for future use. So if you run across the friend that says how come you guys don't do that send her an email.

Multi-State Appraiser Organization

The network has been discussing CoreLogic and how big they are getting. Bob Mossuto stated he passed out a paper earlier today regarding what the network is talking about in regards to CoreLogic and stated he was fairly sure this was going to be a topic of discussion in Washington DC in the October meeting.

Pennies discussed the Network meeting in Washington DC and suggests Bob Mossuto attend. She's asked if anybody's got any comments regarding the network. George stated he thought it was a good idea. There was a discussion regarding the budget and funds for this trip. A question was raised about the cost of last year's trip. Penny stated it was about \$1,400. Penny stated we would send someone this year. The board agreed we have the funds. Penny stated this is something that we set a limit on, somewhere under \$2,000. Bob Mossuto agreed to attend the meeting in October, scheduled for October 25th.

REAC Meetings

Penny asked Kirk if he could try to find someone to attend the meeting in Moses Lake for us. Kirk stated he would look. The date is August 19th at 9 AM. It will be at the Shiloh Inn in Moses Lake.

ACOW Web Site

If anyone has ideas about website content they should discuss them with John.

Summer conference

The number of attendees to the summer conference was discussed. Kirk states George is about right as far as registered people coming to the conference. Kirk thinks we will have between 40 and 50 people. Revenue was discussed. 40 people at \$216 is about \$8,600. So the net income to be somewhere around \$4,700 if we get 50 people will be closer to \$6,000.

Kirk discussed the revised calendar. There is a revision to the lineup on Thursday morning as one of the speakers dropped out. The new speaker is pending approval of the state. Kirk has called a couple times on this. The new speakers from Aspect consulting and she's going to talk about the Columbia River Basin's long term water supply and demand forecasts and how that relates to the real estate community. It will include information about water rights. So we will be able to keep the same number of hours. It is basically similar information, but should appeal to a broader audience.

Kirk should have the information on approval for this by tomorrow. The rest of the schedule is unchanged. Penny states the board meeting will go forward on Wednesday evening at 5:30 PM. Penny stated said she might stop by the Snoqualmie Summit Inn and look around in regard to next year's meeting.

Penny discussed assignments. There will be back up equipment and John will bring a laptop. No one indicated they needed anything special. Kirk to check with speakers on last-minute needs. Kirk volunteered to be there early. He stated he has sent all the information to the facilitator. John will help with audiovisual. Penny asked if everybody's had a chance to email people. Bob Mossuto stated he sent emails out yesterday and today from the list provide him. Penny said we had 10 walk-ins last year and we might have some this year.

Discussed the past conferences. The first year in Tacoma there were a hundred and six attendees. The Tacoma locations been the top location for the last few years. Anticipate a low turnout from Spokane and a lot of the other areas. If there were conferences in Spokane or the Tri Cities there might be better numbers. Discussed the topics of this conference, which will only be important to rural appraisers. So some of the possible attendees may have elected not to come. There has always been a need to have a conference to the east, so now that we have done it we will see how it goes. George says if anything maybe they'll - the Easterners attending this conference will see that this is good and come to the west side for the next conference.

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Penny wants ideas about the questionnaires. Need to limit it to 10 questions or less. She stated; if you have something you specifically want to see on the questionnaire, send her the question in an email and she will add it.

The conference brochure was discussed. Addressed was the location and dates of next year's conference. The location was not settled upon. Tentative dates for the brochure are August 17th and 18th. There was discussion about possibly going to Snoqualmie.

Penny discussed gifts for the speakers. Last year she provided Starbucks gift cards. She asked if anybody had suggestions. The board thinks Starbucks gift cards are good for this year too.

Conference Flier

The mission statement is already there. We will dispose of the board names and add legislative content there. Still open to additional ideas. Will start putting it together in mid-June. Need to know what ACOW has been involved in so it can be added.

Next Meeting

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

Adjournment:

Penny moved to adjourn the meeting. The meeting adjourned at 6:50 PM.



Robert N. Mossuto Jr.
Secretary