



BOARD OF DIRECTORS TELEPHONIC MEETING – MINUTES – Wednesday, October 26th, 2016

ATTENDEES:

ACOW Board Members

President	Penny Crowe	425-687-7150	croweappraisal@comcast.net	Present
VP	Kirk Dosser	509-630-7472	kdosser@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
Mike Fredrickson
Bill King

CALLED TO ORDER – 5:35 pm

- Quorum Established
- Agenda Approved
- Prior Meeting Minutes Approved

OFFICER REPORTS:

-President’s Report

Penny Attended the AI conference. She used the new ACOW Poster and brochures. She meet a number of people whom had business concerns; most being issues ACOW is currently working on. A large number of them were happy about their present AMC relations (fees/treatment).

Side conversations: Margo mentioned there were a number of AMC offering higher fees. Penny stated she has received several emails from AMC’s offering higher fees and comments about how AMC’s appreciate their appraisers.

Penny had people approach her at the fall conference asking about relocation companies and how they’re being regulated. The question is; are they being regulated the same as AMC’s? Penny says that in this state they are.

-Treasurer’s Report

Margo reported a balance of \$4,914.25. TK’s bill has been satisfied for the year. We have to pay Bob’s DC trip, which was under \$1,500. Penny stated there would likely be a larger operations bill due to Mike’s redesign of the ACOW logo and assistance with the poster and brochures Bob Mossuto developed for the AI conference.

OLD BUSINESS:

Customary & Reasonable Fees Survey

Penny asked George if he had anything new regarding customary and reasonable fees. George stated he has not had a chance to finish reviewing/changing the draft based on the VA fee change. Penny stated she had a conversation with Bill Garber regarding this, whom has experience in these matters, and suggested George make the changes and get with Bill. Penny stated that TK has warned that we need to deal with C&R fees soon!

ACOW Legislative Day in Olympia

Bob Meeks has not had time to work on this much. Nothing has really changed since it was last discussed. We need to get a date set! Can have it in late January or first part of February. If we are offering CE, it needs to be confirmed and

into DOL in November. Margo stated DOL has approved CE in less than 90 days. Bob Meeks stated this would be about a half day event, perhaps a little longer (lunch/meat legislators/talk/with a lunch speaker). Minimum CE is 2 hours. Penny said we may be able to get 3 hours. Penny hopes we can get appraisers to attend and expects the board to be present.

Bob Meeks stated it is in TK's hands right now as he has to provide the dates that his facility is available. Penny says were running up against a deadline because we have to figure out how much money we need to charge for this type of activity for lunch, the facility, CE, etc. Bob Meeks says we need to get it firmed up in the next 30 days.

There was a discussion about lunch (box lunch suggested). Discussed number of attendees and approximately 20 are expected. Bills to be introduced – C&R fees and inactive licensing. Mike Fredrickson stated that some appraiser would be unable to attend due to distance, but it would be nice if their legislative representatives could attend. Still need to identify legislative representatives to sponsor the bills. Margo will talk to Tamara. Pam Roach may not be in senate after election.

Statutes of Limitation Bill

Penny is working on the statutes of limitations bill with TK because there's limitations as to the content.

Network of State Appraisal Organizations, aka "The Network" Meeting in Washington DC

Bob Mossuto reported that he had not had time to prepare a report as he had just got back and had to deal with work related issues. He stated he would prepare a full report and get it out to the board within the week, which was accomplished. The report was sent to all board members and is available to anyone upon request.

Summer Conference

The location has yet to be determined. This needs to be decided soon so the rest of the planning can begin. Penny received the proposal from the Issaquah facility and stated there were a number of pages. She asked Margo to look at the proposal and see if she can make sense of it. Margo agreed. Penny stated it looks expensive so she's not sure if it's something that we should consider this time. But she is still in favor of that location. Penny says you can see it online. Margo said she was going to Sammamish and would try to stop by and look at the facility and talk to somebody. They do have the space available on the dates were looking for. The Tacoma location is still a consideration.

NEW BUSINESS:

Alternate Valuations

There was a lengthy conversation regarding alternate valuations of which board members have differing opinions. In the interest of space and time, I have condensed the conversation.

Justin is heading this issue and as an appraiser working for a bank, he sees this as a necessary alternative and states that lenders are already doing internal valuations on low risk investments. The discussion lead into the fact that appraisers are the best people to be doing this type of work, but appraisers are bound to USPAP, which prevents or hinders them from doing so. But, Justin stated he hires appraisers to do valuations. AI has been pushing USPAP changes for alternate valuations for some time now. So there's a lot of inconsistency as to what people in the industry are saying because some are for valuations and some are against. George asked if Justin can send us more information on this so that we get a better idea what is being discussed. Justin said he would.

Penny asked if there's any reason that we should be looking at this for legislative purposes. It was mentioned that there are states that have addressed this, passing legislation allowing appraiser to part from USPAP when doing valuations. George says it will be a hard sell to the Department of Licensing. Penny says this is why Justin wants to discuss this because Scott Adams has a fair amount of valuations that he does and he would rather use appraisers. Penny stated; apparently there's appraisers out there doing them so it would be to our advantage to set up a bill to allow appraisers to do this work parting from USPAP. The problem with Washington is that we have to follow USPAP right now.

The discussion lead into a disagreement between George and Justin with accusations that Justin is looking out for the banks and not appraisers. There was also discussion about loose lending, profiteering, and public trust. Justin stated that you can think what you want, but people don't want to pay high appraisal fees, they want their valuations sooner.

Penny thinks it's good and thinks appraisers should be able to do valuations. The biggest appraisal firms have groups that simply do nothing but evaluations. Penny doesn't get it. Justin stated; if you don't have a license the state doesn't

care; you can do valuations. He stated bank regulators don't care either; as long as you have the knowledge and take a class. They don't care if you have a license or not it's a challenge for the bank. Penny said we need to see a bill that has been written. Justin said he'll get those and present them to the board.

Justin also discussed the DeMinimus stating it was just a matter of time before it would be raised (at least on the commercial side).

2017 Board Elections

Penny stated we needed to nominate next year's board members and nominated Bob Meeks for Secretary which received a motion, and a second. Bob Mossuto was nominated for Vice President, which received a motion and a second. Margo Henson was nominated for Treasure which received a motion and a second.

Penny would like to name herself as one of the Board of Directors. George nominated Penny as President again and Penny informed the board that she needed to pass as she has held the position for two years and would prefer stepping down. A number of people were discussed for the president position; Kirk Dossler, Bob Meeks, and George Nervik. Kirk was not present, but Penny stated he would not likely be available and would move to a director position. Bob Meeks and George Nervik declined. Bob Mossuto Volunteered as a last resort, but the board did not approve. Penny wants everybody to think about involving other people. Tom Weaver's name came up as well.

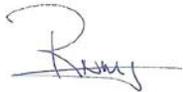
The meeting was closed without finalization of a president nomination. The board of directors nominations were not finalized either. These need to be discussed and finalized before the end of this year.

Next Meeting

The next meeting is scheduled for Wednesday, November 30th at 5:30 PM

Adjournment:

Penny moved to adjourn the meeting. The meeting adjourned at 6:45 PM.



Robert N. Mossuto Jr.
Secretary