



BOARD OF DIRECTORS TELEPHONIC MEETING – MINUTES – Wednesday, June 8th, 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@nationalpropertyservice.com	Not 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

Tom Weaver
Bruce Jolicoeur

CALLED TO ORDER – 5:38 pm

- Quorum Established
- Approval of Agenda
- Approval of Prior Meeting Minutes - To be made following a correction

OFFICER REPORTS:

-President’s Report

Penny mentioned the passing of an appraiser and stated there was a donation fund set up.

-Treasurer’s Report

Margo reported a balance of \$9,684.70. No income from the conference yet. No outstanding invoices.

TK paid for the first half of the year. Waiting for second half bill. Penny discussed conference bills. Should have money for this. Penny asked if we know on the rooms were paying for. Margo says one for TK, one for John.

Penny asked if we have any other monies coming in from membership other than the appraisal Institute. Margo states no.

OLD BUSINESS:

Customary & Reasonable Fees Survey

George was not present to talk about C&R fees. He has indicated that he will put something out for everybody look at. Same for statutes of limitation bill.

De Minimis

Briefly discussed in conversation regarding evaluations by Justin (see below).

Background Checks

Penny stated this was tabled for now because it’s been discussed. In her opinion; if the appraisal foundation is not requiring it at this time there is no reason for ACOW to be concerned with it because Washington State is meeting the qualifications.

Web Site

Penny asked if anybody’s looked at the website see how nice it is. Margo states she is looked at it briefly. Others acknowledged looking at it. Penny said Mike and John are doing a good job of keeping up.

ACOW Legislative Day in Olympia

The previous minutes state that Bob talked to TK. It was Penny, not Bob and the minutes have been revised.

Bob Meeks legislative day. Not much going on. Stated he met with Pam Roach. They didn't get into the ACOW issues. In using TK's facility we would be able to walk to the capital. Parking was discussed. Group agreed TK's facility would be best. Need more information before the conference.

Multi-State Appraiser Organization

Been quiet. Getting ready for their conference in New Orleans. There's been some discussion on FDIC and C&R fees. Information with importance has been forwarded to the group.

Summer conference

Margo stated: we normally give CE credits to the presenters the day they were there. This time we have quite a few presenters, seven or eight. Are we giving them free CE credits for the day they are there? We also provide their food. Penny asked if there's restrictions as to whether we can do that or not. Margo said she was not aware of any restrictions. Penny asked if there's anybody that disagreed. Margo mentioned Jeff Bradford and TK. Bruce Jolicoeur stated that he was going to be there the whole time I would appreciate the credit.

Kirk not here to discuss summer conference. Calendar is set, waiting for sign-ups. All members are encouraged to be at the board meeting on Wednesday evening which is on the calendar. Margo states that the buffet has been taken care of. Block of rooms goes through August 1. Other than that everything set.

Bruce can go to the website and print off the list of speakers. Kirk has the education requirements and has sent them to DOL. Bruce is on the calendar for the first day only. Kurt may have forgot to write it in so Margo is going to remind Kurt that this needs to be added.

Margo says we need backup people for video, announcers, etc. Margo is asking Kirk if he has provisions for backup people. Bob Mossuto stated he might be able to help with A/V if there's a problem.

Margo suggest that we have one more meeting before the conference.

Suggests that maybe even some of the speakers attend the meeting. Kirk joined the meeting at 6:05 PM. Margo asked Kirk if there's backup for different functions at the conference. Kirk states there's people that have the capacity to take care of A/V backup. Margo said she's going to call the Hotel and said she can check.

Wednesday, August 3 is a good day for a short meeting prior to the conference.

Bruce is requesting information as to his functions at the conference. Penny suggested they talk separately on the phone and discuss this. Kirk said that Bruce just needs to let him know what he needs. Said he can provide information on all the speakers to Bruce and what they're doing.

Kirk has no other issues or clarifications. We're discussing CE credits for who gets credits and who doesn't. Need to figure out who wants them. Discussed who's going to register people. Penny can be there to meet and greet and could help with registration. Margo say she can help. Penny says we need to have available membership forms for people that want to sign up. Penny will bring sign-up forms. Bruce will inform everybody where the dinners going to be so he needs to find out if the social and are to be in same room. Kurt to get all the information from the hotel. Bruce asked how many people to expect and was informed that nobody really knows.

Penny will tell Mike to make additional email blasts to Eastern Washington. Penny got a call from an appraiser wanting to carpool to Wenatchee. Pennies to check on how we might be able to put something like this on the website. Going to do more blasts as we go along.

Penny suspects were going to lose Western Washington activity but will hopefully gain some Eastern Washington activity. Maybe it will be a wash. Kirk suggested mentioning the conference at upcoming chapter meetings if possible. Bruce stated he could probably mention the conference. Justin said he could do that as well.

Kirk states it's really affordable CE. Discussed the 13.5 hours vs 14 hours of CE. It's difficult to get the extra half hour of CE in the agenda.

Bruce had to drop out of the meeting at 6:20PM. Kirk told him to call him to get the info.

Kirk questioned audiovisual equipment. Margo states that usually supplied by the hotel. Extra microphones may cost extra money. Justin says you have to check in your contract because the AV equipment might be included or might not. Penny states if we need it we need it. Penny stated there will be no panel this year so we don't have to set up a long table.

It was mentioned that the board needs to approve the conference questionnaire. The questionnaires should not be complicated. It was discussed that the questioner should be handed out first thing in the morning at the conference. Margo says it be a good idea to get questioner back that day. There was discussion that new attendees also get a questioner on Friday.

Evaluations

Justin discussed valuations/evaluations stating it has been a hot topic for banks over the last year and thinks there will be a lot more talk about the issue. The discussion evolved and included conversation about: Jurisdictional profession, allowing appraisers not to follow USPAP, and the fact that you don't have to abide by USPAP to do evaluations. This type of work is being done now for banks by non-appraisers. Is it something that we as appraisers should be doing? Appraisal Institute is pushing for it. It provides more work for its members.

Justin wants us to discuss this further and would be willing to put together a presentation. He can't do it by the summer conference, but would be happy to talk about it. There's pros and cons. Justin could discuss the pros and cons from the bank side as well as the pros and cons from the appraiser side. He has no bias even though he works for a bank. Wants to further discuss with Penny so that we can discuss it at a later point.

Bob Mossuto stated there would be those that disagree with the theory and stated that it would be a good idea if Justin put together a presentation to demonstrate how this would be a good thing for appraisers so that the nonbelievers might better understand the benefits.

Penny states this would be a good item to go on the questionnaire for the summer conference. Everybody thought that was a good idea and it should be added to the list.

NEW BUSINESS

Regulatory Issues

Tom Weaver had a regulatory issue that he wanted to discuss but he has already dropped off the conference. Penny will send the information out to us so that we can talk about it in the future.

Next Meeting

Next meeting is scheduled for Wednesday, August 3rd at 5:30 PM.

Adjournment:

Penny moved to adjourn the meeting. The meeting adjourned at 6:25 PM.



Robert N. Mossuto Jr.
Secretary