



ACOW – Appraiser’s Coalition of Washington
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BOARD OF DIRECTORS TELEPHONIC MEETING – MINUTES- December 14, 2021

ATTENDEES:

2021 ACOW Board Members

Interim President	Robert Mossuto	206-280-0335	Bob@bnappraisals.inc	Present
Vice President	Randy Berg	509-220-7193	rberg@bergappraisal.com	Absent
Secretary	Mike Rock	253-565-3070	mike@rockappraisers.com	Present
Treasurer	Margo Henson	206-784-6627	margo@marketappraisalinc.com	Present
Director	Mike Fredrickson	509-522-2272	mike@asapww.com	Present
Director	Penny Crowe	425-687-7150	croweappraisal@comcast.net	Present
Director	Bob Meeks	253-202-6005	bobmeeks100@gmail.com	Present
Director	Brady Cornelius	509-326-4130	brady@lembeckappraisal.com	Present

Dave Towne – ACOW member

CALLED TO ORDER- 5:35 pm

- A quorum was established.
- The Prior Meeting Minutes were reviewed. A correction was made in the date of the ACOW Board Members. Penny Crowe made a motion to accept the Prior Meeting Minutes as corrected. The motion was 2nd by Bob Meeks. The motion passed unanimously.
- A motion was made by Mike Rock to accept the agenda. The motion was 2nd by Penny Crowe. The motion passed unanimously.

OFFICER REPORTS

Interim President’s Report

- Bob Mossuto reported the following:
 - a.) Three Washington appraisers have renewed their membership in ACOW, and one Washington appraiser joined ACOW as a new member.
 - b.) The Louisiana Real Estate Appraisers Board had agreed to stop fixing compensation levels for residential real estate appraisal services in Louisiana as part of a settlement reached with the FTC, after the agency alleged that the Board’s conduct violated federal antitrust law. This decision will most likely prevent any other state appraisal boards seeking to establish minimum fees for residential real estate appraisal services.
 - c.) Real Estate Appraiser Commission (REAC) – Dean Potter is the new chair of REAC. Brent Palmer (former chair) is now a REAC Commissioner.
 - d.) DOL is currently realigning. Dee Sharp is no longer managing the Appraiser Division, and it has yet to be determined who will be in charge of the Appraiser Division. Currently an employee who worked with Dee

Sharp is handling the Appraiser Division. Bob Meeks noted that TK Bentler may have a report on this reorganization.

e.) PAREA has been approved by the AQB. PAREA is designed to allow appraiser trainees to obtain their experience in a virtual environment. However, the specific education programs are yet to be setup. Additionally, experience levels have been lowered to:

- 1,000 hours for Licensed Residential
- 1,500 hours for Certified Residential
- 3,000 hours for General (1,500 of which can be Residential)

This will still need to be approved by Washington State and implemented as a WAC.

f.) The Network of State Appraiser Organization (NSAO) has been dissolved.

g.) ACOW Website –

- (1) Penny Crowe reported John Lawhead (the prior ACOW Website manager) may be willing to return as Website manager.
- (2) Brady Cornelius has been the ACOW interim Website manager.
- (3) Bob Mossuto asked Brady Cornelius to remove George Nervik and Raechel Stickney from the Website because they are no longer on the Board. Brady Cornelius agreed to make these changes and remove George Nervik as ACOW'S contact phone number and replace it with Bob Mossuto's phone number.

Treasurer Report

- Margo Henson reported the following:

- a.) There is \$6,945.29 in the ACOW account.
- b.) Margo Henson made a motion to remove George Nervik from the ACOW account. The motion was 2nd by Mike Fredrickson. The motion passed unanimously.
- c.) Margo Henson has received the key of the ACOW mailbox in Olympia and the mailbox company will routinely check the mailbox and forward mail to Margo Henson for a small fee (approximately \$7.00).

OLD BUSINESS

Seattle Chapter of the Appraisal Institute

- Penny Crowe reported the following:

- a.) The AI budget includes a line item for ACOW, however due to budgetary constraints additional donations to ACOW for 2021 is unknown at this time.
- b.) Seattle AI will be discussing if they will be providing funds to ACOW in 2022. Penny Crowe informed Seattle AI ACOW's 2021 President (George Nervik) has been removed.
- c.) Bob Mossuto offered to join in the next Seattle AI Chapter meeting.
- d.) Margo Henson spoke to the company Seattle AI is using for their support management. The company stated it is not in a position to take on additional clients at this time.

Administrative Topics

a) REAC –

Bob Mossuto reported REAC meeting will be moving to Thursday, with the following dates in 2022: Feb 17th, May 19th, Aug 18th, and Nov 17th. Meetings start at 9:00 am. Dave Towne noted that REAC has offered to give Continuing Education credits providing the meeting is 2 hours or more.

b) Spring Conference

Margo Henson reported the La Quinta has some dates available in April, May, and June of 2022.

Margo Henson made a motion ACOW schedule the Spring Conference for June 16th and 17th. The motion was 2nd by Penny Crowe. The motion passed unanimously.

Margo Henson noted she has a list of topics from previous conferences and she could send them to the Board, however, ACOW would need to get our classes to the State by March 1st for approval.

Bob Mossuto suggested sessions on the Cost Approach and Adjustments, and further discussion on the Conference be done at the next ACOW meeting.

c) Statute of Limitations Bill

Penny Crowe offered to contact George Nervik to get a copy of our last bill and any other information he has on this subject.

d) By Laws

Bob Mossuto, Penny Crowe, and Mike Fredrickson will be working on revising the ACOW By Laws.

Bob Mossuto agreed to review the By Laws, noting the Board might consider members voting for officers via email, and consider adding a trainee as a Director's position.

Mike Fredrickson suggested the Board readdress the annual meeting.

NEW BUSINESS

a) Management Support

Bob Mossuto offered to look into management companies for ACOW.

Margo Henson noted that she and Raechel Stickney organized for last year's Summer Conference, but with Raechel Stickney's moving to Texas combined with the need for someone to handle membership, a management company would be helpful.

Mike Rock suggested we check with Raechel Stickney if she would be interested in providing ACOW's management needs on a remote basis.

Margo Henson agreed to approach Raechel Stickney on serving as a paid ACOW management position.

b) ACOW Lobbyist

There was a general discussion on ACOW's future lobbyist contract with TK Bentler in regards to our budget with the possible loss of Seattle AI support.

Mike Fredrickson noted the current fees charged for a part-time lobbyist would most likely not be a savings option.

Dave Towne made reference to the long-time support from TK Bentler along with TK's newer associate that has been connected to DOL, which would be helpful to ACOW.

Mike Fredrickson suggested all Board members be citizen lobbyists when it comes to our local legislators. The subject was tabled and TK will remain ACOW's representative.

c) ACOW Board Positions

After some discussion of the Board positions, Mike Rock made a motion the positions of Directors be raised to seven. Margo Henson 2nd the motion. Upon further discussion by Board Members the motion was revised to include up to nine Director positions to include no more than two trainees. The motion was 2nd by Margo Henson. The motion was approved by the majority.

d) Position of President of ACOW

Penny Crowe made a motion to nominate and elect Bob Mossuto as President. The motion was 2nd by Mike Fredrickson. The motion passed unanimously.

e) Other

Penny Crowe reminded the Board she will not continue as a Director in 2022, but she would continue with the By Laws revision sub-committee and help with the Spring ACOW Conference.

Next Board Meeting.

- Tuesday, January 11, 2022 at 5:30 pm.

Adjournment

- A motion was made by Margo Henson to adjourn the meeting. The motion was 2nd by Bob Meeks. The motion passed unanimously.

- Meeting adjourned 7:24 pm.

Meeting Minutes Prepared by Mike Rock

Draft Date: 12/14/2021

Approval Date: 12/16/2021