



ACOW – Appraiser’s Coalition of Washington
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BOARD OF DIRECTORS IN-PERSON MEETING – MINUTES- June 15th, 2022

ATTENDEES:

2022 ACOW Board Members

President	Robert Mossuto	206-280-0335	Bob@bnappraisals.inc	Present
Vice President	Randy Berg	509-220-7193	rberg@bergappraisal.com	Present
Treasurer	Mike Rock	253-565-3070	mike@rockappraisers.com	Present
Secretary	Brady Cornelius	509-326-4130	brady@lembeckappraisal.com	Present
Director	Mike Fredrickson	509-522-2272	mike@asapww.com	Absent
Director	Bob Meeks	253-202-6005	bobmeeks100@gmail.com	Absent
Director	Kathy Walsh	425-681-5600	kathy@myappraisaloffice.net	Present
Director	Joy Bauer	360-339-3847	dorjoy77@yahoo.com	Present

Husband of Joy Bauer (Guest)
Husband of Kathy Walsh (Guest)
Anita Baker (Guest)

CALLED TO ORDER- 5:33 pm

- A quorum was established.
- A motion was made by Mike Rock to accept the agenda. The motion was seconded by Kathy Walsh. The motion passed unanimously.
- A motion was made by Kathy Walsh to the prior Meeting Minutes. The motion was seconded by Mike Rock. The motion passed unanimously.

Board Member Nominations

1. Nominate/Vote in Brent Johnson, SRA, AI-RRS, RAA for Director

- a. Bob Mossuto nominated Brent Johnson to the board of directors. Brent appraises in the Vancouver, Washington region and is an active member of the Oregon Appraisal Institute Chapter. Bob Mossuto motioned to approve Brent Johnson to the ACOW board of directors, and Randy Berg seconded this motion. Brent Johnson was approved to the board in a unanimous vote.

2. Nominate/Vote in Todd Redington, SRA, AI-RRS, AGA for Director

- a. Kathy Walsh nominated Todd Redington to the board of directors. Todd is an active appraiser and was formerly with HomeStreet Bank. Kathy Walsh motioned to approve Todd Redington to the ACOW board of directors, and Joy Bauer seconded this motion. Todd Redington was approved to the board in a unanimous vote.

3. Nominate/Vote in Briana Criqui, SRA for Director

- a. Kathy Walsh nominated Briana Criqui to the board of directors. Briana is active in the Seattle chapter of the Appraisal Institute and has served on its board of directors. Kathy Walsh motioned to approve Briana Criqui to the ACOW board of directors, and Joy Bauer seconded this motion. Briana Criqui was approved to the board in a unanimous vote.

OFFICER REPORTS

4. President's Report

- a. Bob Mossuto reported that as of the meeting, we had 82 people registered for the conference, though it could be higher depending on walk-in registrations. The conference is set-up for a maximum of 90 participants. Based on registrations, we should net above \$10,000 (based on \$20,000-\$21,000 from the conference and less \$9,000 for T.K.). We also could have up to 90 people for dinner, as 88 or 89 participants were signed up as of this meeting.
- b. Bob Mossuto made three further attempts to obtain officers insurance, though he has not been able to reach a representative and is unsure how to proceed further. Bob will speak with his daughter-in-law to see if we can generate any leads.

2. Treasurer's Report by Mike Rock

- a. Current bank balance is \$27,156.84
- b. PayPal has a balance of \$4,253.05 and will be transferred soon. This will bring the total balance to \$31,409.89. Mike reported that T.K. has cashed his check and there was nothing in the mailbox.
- c. PayPal sent the board a debit card, though it is not addressed in the board's name. Mike reported that based on the terms of the agreement, only the person on the card can legally use it. We may also incur extra fees as the card is equipped with credit and debit options. Bob Mossuto and Mike Rock both believed that it would not be beneficial to keep the card, as fees are a big issue and we already have an account with Bank of America. Kathy recommended that we pursue non-profit status with PayPal, which would reportedly reduce our fee rate from 3.5% of transactional activity to 2.5%. She also suggested Bank of America's Merchant program as an alternative to PayPal. Mike Rock will look into both of these items.
- d. Bob Mossuto spoke with Margo Henson about the Appraisal Institute's donation of \$10,000 from the Seattle Chapter. She believed that the payment was processed in November or December 2021, though it might have "hit" in January 2022. This is an important issue to the board as the Seattle Chapter is the only active donor to A.C.O.W. Bob Mossuto reported that we last had a membership drive in 2013 and will likely need to attract significantly more members moving forward. Joy Bauer suggested an auto-payment-like feature from Bank of America to allow for people to auto-renew their donation. Mike Rock and Bob Mossuto will look into the issue.
- e. Lastly, Bob Mossuto discussed engaging a management firm to run the day-to-day operations of A.C.O.W. We last had a management firm in 2019, though we chose not to renew their services. We previously paid \$5,000 for management services and if engaged, it needs to be less than \$10,000. Duties would be to handle the administrative and financial work, and handle calls and emails. The level of duties would likely be minimal, but we would need to significantly increase our membership base to make it pencil out. Kathy Walsh believed that the Appraisal Institute management firm has been good. Bob Mossuto will look into this issue after the conference is finished.

NEW BUSINESS

- a. Bob Mossuto provided an example of blacklisting in regards to private listing comments made by a residential real estate agent against an appraiser. Blacklisting is illegal in Washington state, though this issue is relatively new. Bob Mossuto will look into the issue after the conference is completed, and the board believed it is something that should be looked into further.

Next Board Meeting.

- Tuesday, July 12, 2022 at 5:30 pm.

Adjournment

- A motion was made by Randy Berg to adjourn the meeting. The motion was seconded by Kathy Walsh. The motion passed unanimously.

- Meeting adjourned 6:45 pm.

Meeting Minutes Prepared by Brady Cornelius

Draft Date 06/15/2022