



ACOW – Appraiser’s Coalition of Washington
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BOARD OF DIRECTORS TELEPHONIC MEETING – MINUTES- July 12th, 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	Present
Director	Bob Meeks	253-202-6005	bobmeeks100@gmail.com	Present
Director	Kathy Walsh	425-681-5600	kathy@myappraisaloffice.net	Present
Director	Joy Bauer	360-339-3847	dorjoy77@yahoo.com	Present
Director	Brent Johnson	360-907-5500	brent@res1value.com	Present
Director	Todd Redington	206-375-1418	briana@highqualityappraisals.com	Present
Director	Briana Criqui	425-249-6676	tier1ras@outlook.com	Present

Jaren Harper Guest

CALLED TO ORDER- 5:33 pm

- A quorum was established.
- A motion was made by Randy Berg to accept the agenda. The motion was seconded by Bob Mossuto. The motion passed unanimously.
- The previous minutes were present to the board. Bob Mossuto requested a correction regarding officer’s insurance, which was made. A motion was made by Randy Berg to approve the prior Meeting Minutes. The motion was seconded by Joy Bauer. The motion passed unanimously.

OFFICER REPORTS

1. President’s Report

- a. Bob Mossuto reported that all certificates have been completed and sent to ACOW conference participants.
- b. A complaint was received regarding the trainee experience log used by the State of Washington. This item will be on REAC’s next meeting agenda, which will take place on August 18th at 9 a.m. This notice has been sent out to board members and the general public.
- c. Bob Mossuto has uploaded most of the ACOW conference slides to the website. Clark Dixon’s slides are too large for the website to accept though if you need it, please email Bob.

2. Treasurer’s Report by Mike Rock

- a. Current bank balance is \$23,599.95

- b. Mike Rock transferred balances from PayPal to the bank account this week, so there is no balance with PayPal. However, we received a late registration from someone who misread the conference date. We need to send him a refund. Mike was inclined to write him a check, and board members suggested a direct refund through PayPal. However, if we go through PayPal, Mike believed we could get hit with a \$15 non-refundable fee. Mike will look into our refund process.
- c. We increased our membership with the conference and as of July 12th, we have 103 members.
- d. Mike reported that \$18,400 was generated from the conference. Expenses were a little more than we expected from LaQuinta, with total charges of \$10,512.38 which includes the initial deposit.
- e. After paying T.K., we will have a next balance of \$14,599.95.
- f. Mike prepared a budget and spreadsheet outlining our income and expenses. Our fixed costs are \$1,082.79 and include MailChimp, the Lacey mailbox, StriveTech, state fees, and IRS fees. Mike anticipated that these costs could be more next year. We also allocate \$18,000 for lobbying efforts in Olympia. Mike and Bob Mossuto estimated that we could end up more than \$10,000 in the "green."
- g. Mike also brought the allocation from the Seattle chapter of the Appraisal Institute. Kathy Walsh reported that \$9,495 is allocated for 2021 and is available, though we need to send them an invoice. The last payment was received in 2020, though no payment was accounted for in 2021. Kathy suggested that we send the 2021 invoice as soon as possible but hold off on a 2022 invoice until later this year. We received about \$6,000 in 2019 and \$14,000 in 2018, though the source of the current number is unknown. Bob will generate an invoice as soon as he returns from Spokane.

OLD BUSINESS

1. Administrative Topics

- a. Bob Mossuto reported that ACOW membership is up about 20 members since the end of the conference. Bob and Randy Berg visited five appraisal offices in Spokane for a mini-membership drive.
- b. We will be sending membership renewal notices in November and December.
- c. The REAC meeting will be virtual again. If you did not get their information, Bob Mossuto will send it to you. The meeting will be a Zoom meeting with no formal invitation.

2. Old Business

- a. Department of Licensing
 - We will be meeting in August with Jennifer Clawson and Michael George. We can have board members on this Zoom meeting. This meeting will focus on trainee licensing issues. Bob Mossuto is concerned that when the new experience requirements are approved, the State may not be prepared for it. When the barriers drop, Bob believed that there will be a huge influx of trainees that will be eligible to apply for license upgrades, and the D.O.L. will be hammered with new applications. There is no timeline yet for when the State will implement these changes. The changes were assigned to the director in March, but D.O.L. has yet to process it and it has not been drafted into the W.A.C.
- b. Racial Bias
 - Bob Mossuto reported that Kathy's white paper was published last month, and Bob also published an article this month. There has been little recent news about

this topic. A bill in the U.S. House of Representatives has seen no movement since it was introduced earlier this year. The board agreed to not ignore the issue but keep it on the back burner for now.

c. Blacklisting

- The board previously approved a letter outlining instances of blacklisting from realtors. Michael Imes specifically sent it to the State's broker agency, though no evidence of illegal activity was noted. The board also addressed this with REAC and the D.O.L. Blacklisting will be on the August 18th agenda. Mike Frederickson believed that we should include the MLS's as well. Bob Mossuto believed that the primary focus was to get it into the mandatory core so that agents know that it is illegal and they cannot claim ignorance.

NEW BUSINESS

1. 2023 Conference

- a. Bob Mossuto reported that we need to ~~need~~ figure out details for the next conference as soon as possible, and ~~we~~ he would like to have a committee to handle planning. We need to figure out dates and location first. In a survey, Seattle/Tacoma was the top choice, with Spokane being the second-best option. Other locations were stated, though these choices received individual votes (Tri-Cities, Snoqualmie, etc.). The last time the conference was in Spokane, it was very successful. However, attendance was hampered a bit by an AI conference that occurred at the same time. The conference will be in-person and while virtual options could be feasible, it will result in more paperwork/labor for the board.
- b. For the committee, Bob Mossuto reported that we would at least need a chair and two volunteers. Todd Redington offered to assist, though he cannot be the chair. Joy Bauer and Brent Johnson also offered to join the board. Randy Berg offered to chair the board if the conference was in Spokane. This composition was unofficially agreed upon by the board and the 2023 conference will be in Spokane (exact location TBA later).
- c. For presenters, Lisa Desmarais and Peter Christensen would be happy to come back. Todd Redington may have a lead on appraising green housing and/or solar panels. The Value of Accessibility presentation was well received and while some conference participants believed that it was a little long, we may want to pursue a similar path for the next conference.
- d. For the conference, we cannot do wintertime. The best time would be spring (ideally March and April), while the second-best is summer (not during Father's Day weekend). The 3rd weekend in May would be a safe bet for now.

2. ACOW Financial Restructuring

- a. Bob Mossuto and Bob Meeks have discussed expenses for lobbying. We are currently paying for periods that have no legislation in play. T.K. will be retiring at the end of the year, and Tony Sermonti would probably be taking T.K.'s position. Bob Meeks is proposing to pay for lobbying based on a monitoring basis. This would reduce the expense to about one-third for inactive legislative periods, though we would ramp up the expense when we need it.
- b. Bob Meeks would like to have a committee/action plan in place within the next 90 days. Bob Meeks would be the head of the committee. Brent Johnson, Mike Frederickson, and Todd Redington offered to volunteer.

- c. The second part of the process is to establish a committee to determine our budget. The board discussed this committee and suggested that Mike Rock should be a member at the minimum. Briana Criqui and Kathy Walsh offered to volunteer, though the board believed that it might be a good idea to table the discussion for a month to see who would want to join.

3. Other Discussion

- a. Todd Redington suggested that we transfer meetings to Zoom. The board agreed to discuss this further next meeting.

Next Board Meeting.

- Tuesday, August 9th, 2022 at 5:30 pm.

Adjournment

- A motion was made by Brent Johnson to adjourn the meeting. The motion was seconded by Todd Redington. The motion passed unanimously.

- Meeting adjourned 7:01 pm.

Meeting Minutes Prepared by Brady Cornelius

Draft Date 07/12/2022