



ACOW – Appraiser’s Coalition of Washington
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BOARD OF DIRECTORS TEAMS MEETING – MINUTES- August 9th, 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	Absent
Treasurer	Mike Rock	253-565-3070	mike@rockappraisers.com	Absent
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	tier1ras@outlook.com	Present
Director	Briana Criqui	425-249-6676	briana@highqualityappraisals.com	Absent

Dave Towne ACOW Member (Guest)
Emily Meeks ACOW Nominee (Guest)

CALLED TO ORDER- 5:32 pm

- A quorum was established.
- A motion was made by Todd Redington to accept the agenda. The motion was seconded by Kathy Walsh. The motion passed unanimously.
- A motion was made by Bob Meeks to approve the prior Meeting Minutes. The motion was seconded by Joy Bauer. The motion passed unanimously.

NOMINATIONS

1. Emily Meeks to the position of Director.

- a. Bob Mossuto formally nominated Emily Meeks to fill the trainee board position. Emily is a 2nd generation appraiser and has worked under Bob Meeks for two years. Todd Redington seconded the nomination, and the nomination passed unanimously.

OFFICER REPORTS

2. President’s Report

- b. Bob Mossuto and members of the board met with staff members at the Department of Licensing. For the trainee logs, the client’s name is no longer on the forms. Appraisal fees are also not expected to increase. Bob reported that there are now three qualified reviewers for

appraiser trainee logs, and staffing is up considerably. This will be important considering pending experience requirements and a significant increase in application volume.

2. Treasurer's Report by Bob Mossuto (filling in for Mike Rock)

- a. Current bank balance is \$23,524.95.
- b. Our PayPal balance is \$345.03. Combined, the two balances are \$23,869.98.
- c. Seattle's chapter of the Appraisal Institute received our invoice that was sent on July 15th. They are working on arranging for the payment by the end of the week. The amount is \$9,495, which will bring our total to \$33,364.98. Subtracting the payment to TK will bring the balance to \$24,364.98.
- d. Remaining fixed expenses include the website (\$471) and email server (\$215).
- e. ACOW membership is at 105 and all refunds have been processed for the conference.

OLD BUSINESS

1. Administrative Topics

- a. DeAnn Hartman provided us a proposal for management services at \$10,000 per year. The board agreed that we would like to get under professional management, but we need to keep some things "in-house." Ideally, management would handle phones, checks, and mail. We would like to keep conference preparation in-house. Kathy Walsh and Brent Johnson provided testimony regarding their experiences with Ms. Hartman. The board agreed to further discuss the scope of the management proposal.

2. Old Business

- a. Blacklisting
 - Michael Imes filed a complaint with CFPB, though the board found no legal issues. Bob Mossuto reached out to Lisa at The Appraisal Foundation for further instruction.

NEW BUSINESS

- a. REAC will be meeting on August 18th at 9 a.m. Bob Mossuto will send the link to the meeting to the board.

COMMITTEE REPORTS

- a. Conference Committee
 - The conference is now tentatively scheduled for May 4-5, but it is not yet finalized.
 - Contracts from 2019 were sent to Randy Berg. The current costs are approximately \$2,000 higher than the previous Spokane conference.
 - We need to check if there are any conflicts with other states – including Washington, Idaho, and Montana chapters.
- b. Budget Committee
 - Due to Mike Rock's absence, limited updates were provided to the board. Kathy Walsh reported that she and Briana worked through financial reporting software and determined that this responsibility would be best served under professional management.
- c. Legislative Committee
 - Bob Meeks reported that he spoke with both Mike Frederickson and TK. TK has not yet confirmed if he will retire or not. Bob Meeks said that we would not want

a lobbyist at our current fee rate and we would be interested in going lower. However, we were not able to get a stable opinion from either TK or Tony ~~Serranti~~ Sermonti.

- Bob Meeks reported that he spoke with another lobbyist that believed that our proposed arrangement is not uncommon and he would welcome a proposal.
- Bob Meeks will speak with Brent and Todd after the meeting.

OTHER ITEMS

- a. Zoom/Microsoft Teams – This meeting was conducted via Microsoft Teams, and Bob Mossuto reported a cost of \$4/Mo for premium service. Zoom has a yearly cost of \$160, though the board members believed it would be a better platform. A proposal was made to authorize the purchase of Zoom’s premium service using the ACOW debit card. The proposal was motioned by Todd Redington and seconded by Kathy Walsh. The motion passed unanimously.
- b. Kathy Walsh attended the Appraisal Institute conference and met with James Heaslet of the Veterans Administration. Kathy is also looking into PARREA. She reported that it is approximately 98% completed with a very intuitive interface.
- c. Bob Mossuto will attend the National Association of Appraisers (NAA) conference in Las Vegas. We would like to have NAA’s Appraiser’s Conference & Trade Show (ACTS) conference in Seattle in 2025, as it could benefit ACOW.

Next Board Meeting.

- Tuesday, September 13, 2022 at 5:30 pm.

Adjournment

- A motion was made by Bob Meeks to adjourn the meeting. The motion was seconded by Joy Bauer. The motion passed unanimously.

- Meeting adjourned 6:48 pm.

Meeting Minutes Prepared by Brady Cornelius

Draft Date 08/09/2022