



ACOW – Appraiser’s Coalition of Washington
700 Sleater-Kinney Rd SE – Suite B-345
Olympia, Washington 98503-1150
info@acow-wa.org

BOARD OF DIRECTORS TEAMS MEETING – MINUTES- September 13th, 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	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	Present
Director	Emily Meeks	360-761-8452	emilyjmeeks9@gmail.com	Present

Andrew Sorba ACOW Nominee (Guest)

CALLED TO ORDER- 5:36 pm

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

NOMINATIONS

1. Andrew Sorba to the position of Director.

- a. Kathy Walsh nominated Andrew Sorba, SRA, AI-RRS, SR/WA, R/W-AC to fill the last open director position.
- b. Mr. Sorba is an ACOW member with extensive appraisal credentials, especially in litigation and right-of-way appraisals. He started in 2017 and earned his Certified General credential in 2020. Mr. Sorba is heavily involved in the International Right of Way Association (IRWA), as he currently serves as the president of the Bellevue/Seattle chapter. He is also involved with the Appraisal Institute (AI).
- c. Mr. Sorba’s nomination was put forward by Kathy Walsh and seconded by Todd Redington. The nomination passed unanimously.

OFFICER REPORTS

2. President's Report

- d. No new business to report.

2. Treasurer's Report by Mike Rock

- a. Current bank balance is \$23,555.91.
- b. Our PayPal balance is \$215.67. Combined, the two balances are \$23,771.58.
- c. We currently have 110 members, with one new sign up in the first part of September. Members will receive a dues reminder towards the end of the year (November or December), with dues payable in January 2023.
- d. We have not yet received the donation from Seattle's chapter of the Appraisal Institute.

ADMINISTRATIVE TOPICS

1. Management

- a. Bob Mossuto asked the board to review the document and respond with comments, especially with regards to the proposed scope of the quote. He reported that he has not received many comments yet, though he requested that the board members provide feedback within the next week.

2. Officer/Director Insurance

- a. Bob Mossuto received some information from potential insurers, though the first insurer declined coverage due to us having a lobbyist. Bob submitted multiple applications, though no other information was available at the time of this meeting.
- b. The potential cost is yet to be determined. The previous management company paid the insurance directly, and the board was unsure of the historical cost for this coverage.
- c. Brent Johnson suggested that we reach out to LIA Administrators & Insurance Services for leads on potential insurers. Bob said that he will look into it.

3. Paying TK

- a. Bob Mossuto reported that he received TK Bentler's invoice for \$9,000 in services owed. Bob requested discussion on paying TK the full amount owed for 2022, as we have the money available. Board members agreed with the suggestion, though Bob Meeks asked if we had a legal contract in place with TK for liability purposes. Randy Berg stated that it is a one-page document outlining that TK is a registered lobbyist with the State of Washington and agrees to represent ACOW. Bob Meeks suggested that we obtain a copy of the contract for our records, and Bob Mossuto agreed to request the contract from TK. Bob Meeks made a motion to approve paying TK's invoice, with Todd Redington seconding the motion. The motion passed unanimously.

4. Moving the ACOW Web Domain

- a. As of this meeting, the ACOW domain is with NameCheap and the server is through StriveTech. The cost to renew the NameCheap membership was \$15.86, though StriveTech could import the domain to their server so that the coverage is under one roof. The board discussed a motion made by Todd Redington to move forward with switching from NameCheap to StriveTech. The motion was seconded by Kathy Walsh and it passed unanimously.

OLD BUSINESS

1. Blacklisting

- a. Bob Mossuto reported five cases of blacklisting within the last years, and he believed that there are more cases that we are not aware of. The Department of Licensing's (DOL) Real Estate Commission will meet on September 22nd, and Bob will have three minutes to petition the board to adopt a blacklisting motion into the Washington Administrative Code (WAC). Bob also suggested that we get this issue into the national realm, offering to 1) write a letter to James Park of the Appraisal Subcommittee (ASC), and 2) bring it up at the National Association of Appraisers (NAA) meeting in Las Vegas. The board discussed the scope of the proposed letter, and how to handle any disciplinary actions.

NEW BUSINESS

- a. The DOL's Real Estate Commission will meet on September 22nd via Zoom. Bob Mossuto sent the meeting link to the board previously.

COMMITTEE REPORTS

- a. Conference Committee
 - Randy Berg reported that we have a proposal from the Spokane Club, with dates tentatively scheduled for May 4th and 5th, 2023. The cost will vary between \$6,000 and \$8,500 (plus additional fees) depending on the size of the room that we are able to reserve. Bob Mossuto said that the Tacoma conference cost approximately \$10,000, though we had 85 attendees there, versus approximately 60-70 in Spokane.
 - Joy Bauer reported that the committee has not had significant communication since the previous meeting.
 - Bob said that we have 143 days to get the conference presenters in place, with a 90-day period for state approval.
- b. Budget Committee
 - No items of note were reported, though Mike Rock reported that he will have more time between this meeting and next meeting to handle current administrative topics.
- c. Legislative Committee
 - Bob Meeks reported that the committee met a few weeks prior to this meeting.
 - One topic that needs board attention was our lobbying costs in Washington state versus other states. Brent Johnson reported that his chapter of the Appraisal Institute uses Mike Belote (California Advocates) for lobbying, and his cost is approximately one-third of the cost that ACOW incurs. This is despite AI's chapters being three to four times the size of ACOW.
 - Bob Meeks has proposed basing our payments on active versus non-active years, whereas a lobbyist would be on retainer for active legislation affecting the appraiser community. For example, we have an active statutes of limitations bill in Olympia that would need active attention now, though previous years would not need as much attention.

OTHER ITEMS

- a. Bob Mossuto will be out of the office from September 24th to October 2nd.

Next Board Meeting.

- Tuesday, October 11th, 2022 at 5:30 pm.

Adjournment

- A motion was made by Bob Meeks to adjourn the meeting. The motion was seconded by Brent Johnson. The motion passed unanimously.
- Meeting adjourned at 7:01 pm.

Meeting Minutes Prepared by Brady Cornelius
Draft Date 09/13/2022