



ACOW – Appraiser’s Coalition of Washington  
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**BOARD OF DIRECTORS ZOOM MEETING – MINUTES- October 11th, 2022**

**ATTENDEES:**

**2022 ACOW Board Members**

President	Robert Mossuto	206-280-0335	<a href="mailto:Bob@bnappraisals.inc">Bob@bnappraisals.inc</a>	Present
Vice President	Randy Berg	509-220-7193	<a href="mailto:rberg@bergappraisal.com">rberg@bergappraisal.com</a>	Present
Treasurer	Mike Rock	253-565-3070	<a href="mailto:mike@rockappraisers.com">mike@rockappraisers.com</a>	Present
Secretary	Brady Cornelius	509-326-4130	<a href="mailto:brady@lembeckappraisal.com">brady@lembeckappraisal.com</a>	Present
Director	Mike Fredrickson	509-522-2272	<a href="mailto:mike@asapww.com">mike@asapww.com</a>	Absent
Director	Bob Meeks	253-202-6005	<a href="mailto:bobmeeks100@gmail.com">bobmeeks100@gmail.com</a>	Present
Director	Kathy Walsh	425-681-5600	<a href="mailto:kathy@myappraisaloffice.net">kathy@myappraisaloffice.net</a>	Present
Director	Joy Bauer	360-339-3847	<a href="mailto:dorjoy77@yahoo.com">dorjoy77@yahoo.com</a>	Present
Director	Brent Johnson	360-907-5500	<a href="mailto:brent@res1value.com">brent@res1value.com</a>	Present
Director	Todd Redington	206-375-1418	<a href="mailto:tier1ras@outlook.com">tier1ras@outlook.com</a>	Present
Director	Briana Criqui	425-249-6676	<a href="mailto:briana@highqualityappraisals.com">briana@highqualityappraisals.com</a>	Present
Director	Emily Meeks	360-761-8452	<a href="mailto:emilyjmeeks9@gmail.com">emilyjmeeks9@gmail.com</a>	Present
Director	Andrew Sorba	206-334-5520	<a href="mailto:asorba@appraisalgroupnw.com">asorba@appraisalgroupnw.com</a>	Present

Dave Towne ACOW Guest

**CALLED TO ORDER- 5:35 pm**

- A quorum was established.
- A motion was made by Kathy Walsh to accept the agenda. The motion was seconded by Andrew Sorba. The motion passed unanimously.
- The board discussed the prior meeting minutes (August 2022). A change was requested by Emily Meeks to update her phone number in the “Attendees” section of the meeting minutes. A motion was made by Bob Meeks to approve the revised meeting minutes, after the change to Emily’s phone number. The motion was seconded by Mike Rock. The motion passed unanimously.

**OFFICER REPORTS**

**1. President’s Report**

- a. Bob Mossuto attended the National Association of Appraisers (NAA) meeting in Las Vegas. He reported that 14 states sent representatives and that the meeting was productive.
- b. Bob also reported that Mike Rock received two checks from Seattle’s chapter of the Appraisal Institute. These included amounts of \$9,495 for 2021 and \$10,000 for 2022.

**2. Treasurer’s Report by Mike Rock**

- a. The current bank balance (Bank of America) is \$43,384.48.

- b. Our PayPal balance is \$168.40. This amount constitutes Penny Crowe's 2023 membership dues and a \$100 donation.
- c. Combined, the two balances are \$43,552.88. As was discussed in the President's Report, Mike Rock reiterated that this amount includes two checks from the Appraisal Institute (\$9,495 and \$10,000).
- d. Although a \$9,000 check for services rendered in the second half of 2022 has been sent to TK Bentler, it has yet to be cashed. The adjusted balance, after this check is cashed, will be \$34,552.88.
- e. Mike Rock reported that membership is at approximately 115 individuals. This amount goes back to January 1, 2022 and includes Penny Crowe's 2023 membership. Bob Mossuto said that we need to continue the membership drive.

## **ADMINISTRATIVE TOPICS**

### **1. Management**

- a. Bob Mossuto sent out the contract proposal from Hartmanagement to the board in the first week of October. The board discussed details of the proposal, and a question was asked regarding whether the quote included officer and director insurance. Kathy Walsh and Brent Johnson did not believe that it was included, based on their experiences with Appraisal Institute chapters. As the board previously approved the contract in a special meeting, Bob will bind the contract with Hartmanagement.

### **2. Officer/Director Insurance**

- a. Bob Mossuto spoke with LIA Administrators & Insurance Services regarding officer and director insurance, though the organization did not believe that it was available under their control.
- b. Bob received a quote for \$1,800 a year from Propel Insurance, with Brown & Riding as the insurer. He stated it was difficult to find carriers that would approve insurance for organizations with lobbyists on payroll. We also do not have comparable prices to gauge whether the premium is at-market.
- c. The board discussed the contract proposal. Bob Mossuto made a motion to accept the premium and Joy Bauer seconded the motion. The board unanimously agreed to approve the insurance quote.

### **3. Paying TK**

- a. While the check has yet to be cashed as of this meeting, Bob Mossuto reported that TK has been paid for the remainder of the year.

### **4. Moving the ACOW Web Domain**

- a. Bob Mossuto reported that the ACOW domain had not yet been moved from NameCheap to StriveTech, but he believed that it should be done by next meeting.

## **OLD BUSINESS**

### **1. Blacklisting**

- a. Bob Mossuto prepared a draft letter to James Park of the Appraisal Subcommittee (ASC) regarding blacklisting in the state of Washington. The board believed it looked good, though Randy Berg recommended a minor change to clarify the acronym for AIR (Appraisal Independence Requirements). Bob reported that he did not attend the most recent real

estate meeting, but he would investigate sending this letter to the state – so to guarantee its placement on their agenda. Bob also brought up this matter at the NAA convention and reportedly had good responses from attendees, though he did not believe that any of the 14 states have moved forward with appraisal blacklisting. However, he speculated that movements could be happening in states that did not attend the meetings.

## **NEW BUSINESS**

### **1. Washington State Senate/House Bill on Evaluations**

- a. Bob Mossuto reported that he has been approached by appraisers regarding the legal status of evaluations. As it stands now, Bob reported that evaluations are not specified in the Washington Administrative Code (WAC). These evaluations are often used by lenders with loan sizes less than \$400,000 in value, though evaluations may violate USPAP (Uniform Standards of Professional Appraisal Practice).
- b. Bob reported that as of this meeting, 14 other states have legalized evaluations and he believed that it may benefit the appraisal community.
- c. Bob proposed a bill that would legalize evaluations, which is based on a law passed in Oregon. A draft copy was provided to the board, and the directors agreed that it would be more proposing to the Senate and House.

### **2. Board Nominations**

- a. Board nominations for the 2023 term were included within the October 2022 newsletter. The board will take nominations in the November 2022 meeting. Three of the four executives (vice president, treasurer, and secretary) must be existing board members. The president can be selected by any ACOW member.
- b. Mike Rock will not be returning as ACOW treasurer, so a new seat will be available to the board. Existing executives can automatically keep their seats, though Bob Mossuto suggested that the board keep alternatives in mind.

### **3. NAA Board of Governors**

- a. Bob Mossuto presented to the board, a proposal for the board to establish membership with the NAA. The NAA represents appraisers throughout the United States and is certified by the Consumer Financial Protection Bureau (CFPB). NAA has previously requested that ACOW become a member, though we did not have the money to pay required dues.
- b. Bob reported that the first year of membership is free, though the following year is \$500. This fee can be offset by individuals joining NAA from Washington state.
- c. Bob believed that Washington state is doing more than other states on the board. He had five minutes to explain new issues in Washington, and he believed that none of the other states made as much progress as Washington.
- d. Dave Towne believed that it would be a good resource, especially as if we can get the NAA ACTS conference in Washington in 2025. He believed that it would allow for exposure to more than 300 conference attendees.
- e. The board discussed the merits of this proposed, though no motion was made.

## **COMMITTEE REPORTS**

### **1. Conference Committee**

- a. Randy Berg reported that an agreement has been made to reserve the Spokane Club for the 2023 Spring Conference. The deposit is \$1,000 and we will have a block of 30 hotel rooms,

plus two rooms for the meeting. The hotel rooms are for May 3rd and 4th, 2023. Mike Rock will prepare a check to the Spokane Club for the deposit.

- b. Randy also reported that the committee is making progress with speakers, though nothing is set in stone yet.
- c. Board members brought up suggestions to the committee. These included making additional money by allowing sponsors and/or silent auctions, and potential speakers. The board agreed to pursue approval in Washington, Idaho, Oregon, and Montana.
- d. Bob Mossuto suggested that we continue offering board members a 50% discount for the conference.

## **2. Budget Committee**

- a. Randy Berg requested an up-to-date membership roster, which Mike Rock will provide after the meeting.
- b. The board reported that we have a handle on our revenue and expenses, and that we will continue forward on membership drives.

## **3. Legislative Committee**

- a. Bob Meeks reported that the committee met two weeks prior to tonight's meeting. The board also included Andrew Sorba on its 1.5-hour conversation. Bob Meeks said that the committee received approval from State Representative Roger Goodman (on judiciary committee) that would move forward with a statute of limitations bill. We are actively looking for a senate sponsor as well.
- b. Bob Mossuto asked the committee about its findings on lobbyist fees. Brent Johnson reported that TK's fee is likely in the competitive range, based on information that the board has compiled.
- c. Bob Mossuto also believed that we can cover the fee for TK moving forward, though it would be best to increase membership to comfortably cover the fee. He reported that we would need an additional 133 members to comfortably meet our requirements.

## **OTHER ITEMS**

- a. Kathy Walsh asked the board if it would be reasonable to actively look for sponsors for ACOW now that Hartmanagement will be our new management provider. The board agreed that it seemed like a good idea, though no motion was made.

## **Next Board Meeting.**

- Tuesday, November 8th, 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 at 6:53 pm.

Meeting Minutes Prepared by Brady Cornelius

Draft Date 10/11/2022