

ASSOCIATION OF TEXAS APPRAISERS

MINUTES – MORNING SESSION

BOARD OF DIRECTORS

FEBRUARY 20, 2015

President, Bobby Crisp called the meeting to order at 9:03 a.m. at the Courtyard Marriot in New Braunfels, Texas. Roll call of Directors was then conducted by Secretary, Mava Jalufka. All Directors were present at that time: President, Bobby Crisp, Vice-President, Dennis Crawford, Secretary, Mava Jalufka, Treasurer, Ace “Curt” Myrick, Andy Arledge, AnnA DeMoss, Diana T. Jacob, David McInturff, Bobby Shafer, and Executive Director, Teresa Y. Walker. Past President, Arturo Palacios was attending as our representative at the TALCB meeting in Austin.

President, Bobby Crisp then asked for the approval of the minutes from the previous Board meeting from August 1, 2014. The only correction needed was the spelling of Appraisers in the heading of the minutes. Bobby Shafer moved to approve the minutes as amended. The motion was seconded by Dennis Crawford. The motion was passed.

FINANCIAL

President, Bobby Crisp called upon Curt Myrick for the financial report. The 2014-2015 Budget was discussed. We are on track with our finances. The cash on hand is currently \$25,471.00 and \$5,441.35 in a CD. From September 1, 2014 to date our income is currently \$42,042.88. There was no USPAP class yet this year and no meeting in January this year, so we are actually ahead of last year in comparison. Also, there have not yet been any meetings paid this year.

This year the ATA had to file a tax return and not just a 990N Postcard. The \$850 in accounting was actually higher than it will be in the future since the accountant had to set up our bookkeeping this year.

OLD BUSINESS

Teresa Walker reported that as of the 19th of February we have 306 members, that is down 4%, but that is normal for this time of year. President Crisp, thanked everyone for their help in contacting members.

There was no other old business

NEW BUSINESS

Upcoming ATA Meetings – the next meeting will be held in McAllen on April 16th and 17th. Arturo Palacios has been in contact with IBC Bank who will be allowing us to use their meeting facilities free of charge.

Teresa Walker has not been in contact with any hotels yet.

Bobby Crisp gave the report for the Education Committee on possible course offerings. Diana Jacob discussed the needs for the upcoming meetings. FHA Update is on the agenda because HUD is going to be coming out with their new handbook which is scheduled to come out in May. The new handbook is scheduled to go into effect June 15th. USDA is not clear in their guidelines and will have to be revised after the HUD handbook becomes effective. It was suggested to hold off on offering the new FHA Update until the August meeting on Saturday.

Bobby asked for course suggestions. It was suggested to do a *Basics on Statistics* class, but there is fear of lack of interest on this subject. The Board discussed the need to look for courses that have already been written and approved since there is not much time before the next meetings in order to write something new.

Diana suggested we have a class on selecting comparable sales, because we can obtain a course that is already available through ACE. This would be an all day Saturday course. It was suggested to present it in McAllen in April, Abilene in May, and Houston in June. It was suggested that the 4-hour course should be a Fannie Mae Update.

For the half-day session in San Antonio it was suggested to have guest speakers. There is enough time to send out invitations for speakers. It was also suggested that we invite someone from Fannie Mae; Scott Douglas or Bob Murphy. It was suggested that we invite someone from the VA to be a speaker, also.

In the September/October timeframe, we will have a meeting in the DFW area. It was suggested to continue with the same courses as the previous area meetings.

Our goal is to get everyone to the 10th anniversary August meeting in San Antonio. It was suggested having a split class in San Antonio and offer a course for commercial appraisers. Yet, it is possible it will be a very small class. It was suggested to do a survey to see who might be interested in a commercial class.

After some discussion, Andy Arledge moved to approve having two courses offered at the San Antonio Meeting, the *FHA Update* class and the *Review Work Class*. Bobby Shafer seconded the motion. The motion carried.

Diana Jacob reported on TAFAC. She has been elected as Secretary for TAFAC. She has been on the APB Committee but was also asked to sit in on the ASB Committee meetings. Those changes expected in Standards are not happening; however, there will be big changes to the Review Standard. Diana will provide a summary report to share with the general membership.

We took a short break at 10:08am; the meeting reconvened at 10:16am.

COMMITTEES

Professional Standards Committee: – This committee reviews complaints and determines if there is a violation of the ATA Code of Ethics. The committee consists of 9 members that include Chair Bobby Crisp, Diana Jacob, Bernie Boarnet, Ruth Brillhart, Bubba Tredway, Cathy Tredway, Rick Neighbors, Arturo Palacios, and Ian Martinez. Members on this committee are spread throughout the state as so there would not be a conflict of interest if a complaint were presented. As of today there have been no complaints filed.

Program Committee: Bobby Crisp, Chair. This committee brings suggestions of class topics and possible guest speakers for future meetings.

Membership committee: Rick Neighbors, Chair. Membership is a constant battle. The Internet and Facebook are good resources to promote the ATA. Rick would like to see “Meet & Greets” sponsored in different areas around the state. The budget has not provided for this expense previously. He would like to encourage members to put a link on their website for the ATA website.

President Crisp described the purpose of the Membership Committee and how members are chosen for this committee. Members are appointed on a staggering term basis along with the Chair. Those serving on this committee at this time are: Chair Rick Neighbors, Andy Arledge whose term ends at the end of 2015, Dennis Crawford, David McInturff and Donna Green whose terms end at the end of 2016, and Stacey Cartwright whose term ends in 2017.

It was asked if Rick would be interested in attending the Alamode event in Dallas on May 9 & 10 and have an ATA table. Andy Arledge commented that he would be attending, as well. It was suggested to monitor our Facebook page since it is a public forum.

Nominating Committee: Arturo Palacios, Chair. Outgoing Directors include *Andy Arledge, David McInturff, and Mava Jalufka*. Nominations must be given to Arturo, Bobby Crisp or Dennis Crawford. Names of the candidates will be printed in the June Newsletter.

President, Bobby Crisp announced other future meetings:

AARO will be held in Nashville, TN in May

TAFAC General Session will be held in Washington, DC at the end of May – Diana will be attending this meeting

NACAO will be held in New Orleans, LA at the beginning of June 4. Diana may attend this conference due to her close proximity. Teresa Walker may also be able to attend.

Appraisal Summit & Expo will be held in Las Vegas in November 18-20 at Planet Hollywood. Bobby will be attending.

TAFAC General Session will be held in October in Washington, DC – Diana will be attending.

Andy Arledge moved to pay the expenses for Diana Jacob to attend the NACAO meeting in New Orleans. David McInturff seconded the motion. Diana accepted the Board’s request that she attend and the motion carried.

Bylaws Changes were presented by Bobby Crisp. Andy Arledge moved to change in Article V, Section 2 Terms; "There shall be a two consecutive term limit for Directors with a one year break before being eligible for re-election". Dennis Crawford seconded the motion. The motion passed.

David McInturff moved to make the following change on Article IX, Section 1 – Changed for clarity – change the word members to "membership". Also added is the date of the amendments. Diana Jacob seconded the motion. Motion carried.

March 2015 and June 2015 newsletters: Bobby Crisp has volunteered to write for the newsletter. Diana Jacob offered to write on CU. Andy Arledge volunteered to write for the June newsletter. It was suggested to put the newsletter on our facebook page.

Teresa Walker mentioned that the Board needed to assign an ATA Auditor – Andy Arledge volunteered.

Bobby Crisp sent an email to the Board Members after the last meeting in August 2014 regarding a letter sent out by a State Coalition Group in March 2014 about the Fannie Mae Blacklist. He received feedback from some of the Directors. The ATA decided not respond or join in on signing that letter because of our position with TAFAC.

In September, we had a member apply for a designation with a rebuttal. Bobby spoke with the applicant and with the person who raised a concern. Bobby informed the Board that the issue had been resolved and the designation was awarded after going through the required process.

NAA Board of Governors – Bobby Crisp explained that the issue is now concluded. NAA has been accepted as a member of TAFAC. The NAA Board of Governors act as advisors to their Board of Directors and a representative is provided a seat at all NAA Board of Directors meetings. By being on the Board of Governors, ATA members are automatically considered an affiliate member of the NAA. However, it is not mandatory. ATA members can choose to be an affiliate member or not. ATA members also have the opportunity to become designated members (MNAA) and have the processing fee waived. After some discussion, Andy Arledge moved that the ATA join the NAA Board of Governors. Dennis Crawford seconded the motion. The motion carried.

It was suggested that this issue be explained in the next newsletter as to inform the membership what this means to the ATA and our part in the constant and changing world of rules and regulations affecting appraisers nationwide.

Chairman of the Board – Diana Jacob spoke of continuity of ATA and leadership and the importance of retaining Bobby Crisp on the Board since he is one of original founders, a historian of the organization, and knows the background that makes the organization function as well as it does.

The question was brought up as to when does the position of Chairman of the Board begin? If Bobby is elected, he will have another year as a Director on the Board after his current term as President is completed in August 2015. If elected, it was suggested that someone fill his position with a one year term. It was decided to look for a Director to fill the one year term vacated by Bobby at the same time (August 2015) that the other three Director positions are being filled and voted on just as the other Director positions will be voted on.

Bobby Crisp then brought up the Five-Year Plan, the discussion was limited, we hope to have 500 members in 5 years. This is not going as well as Arturo had planned. This is an ongoing and revolving issue but not really given the time that it needs to be implemented properly. The use of social media will be a help as well as being known because of TALCB.

Announcements were previously discussed.

The next board meeting will be held August 14th in San Antonio at the OMNI Colonnade. The Board is hoping for a big, major event as it is the 10th Anniversary of the ATA. Teresa stated that there is a need for additional sponsorships. We are planning to host a dinner banquet on Friday night at no additional cost to members if we can get enough sponsorship. There are three levels of sponsorship available: Bronze, Gold and Silver. Work continues on the benefits of sponsorship levels.

The Board went into closed session and discussed the Executive Director's Compensation. Teresa's annual salary is currently \$19,200. It was suggested to make any pay change effective as of August when the new budget goes into effect. Bobby Crisp suggested that the Board consider a 10% raise, which would raise her annual salary to \$21,600. It was decided to table this topic until August when the new budget is actually discussed.

Treasurer Curt Myrick asked if it was possible to obtain a quarterly report from Teresa instead of receiving information only before the BOD meetings. Bobby Crisp said he would speak to Teresa about this matter. No further action was taken on this topic.

Andy Arledge moved to adjourn the meeting. Bobby Shafer seconded the motion. The meeting adjourned at 11:25 a.m.

Recorded by:

A handwritten signature in cursive script that reads "Mava Jalufka".

Mava Jalufka
Secretary