

***Association of Texas Appraisers (ATA)***

**Annual Membership Meeting**

**August 9, 2019, 4:15-5:15 p.m.**

Sheraton Hotel and Conference Center, Georgetown, TX

President, Ian Martinez called the meeting to order at 4:15 p.m.

Roll call of Directors was conducted by Secretary Cathy Harper. The present Directors were: President Ian Martinez, Vice President Ken Pruett, Secretary Cathy Harper, Treasurer Steve Kahane, Dennis Crawford, Laurie Fontana, Pam Teel, Kathy Tredway, Roy Thompson, Chairman of the Board, Bobby Crisp, Past President Curt Myrick. All present and accounted for Mr. President.

**APPROVAL OF MINUTES**

August 2018 Annual meeting, minutes approved.

**FINANCIAL REPORTS**

**2018-2019 INCOME AND EXPENSES**

Steve Kahane- cash on hand is 9500 doesn't include a \$5500 CD.

**PROPOSED BUDGET FOR FISCAL YEAR 2019-2020**

Proposed net income \$1735.

The Board reviewed the proposed budget for 2019-2020 and the budget was approved.

The Audit report was discussed and reported to be fine.

**MEMBERSHIP AND DESIGNATIONS REPORT**

Proposed dues statements.

We discussed information on dues statement, nothing was changed with dues statement.

Membership and designation report.

313 members, 4% increase from February 2019.

We have 88 designated members which is 28.12 % of members holding designation.

## **OLD BUSINESS**

Discussion regarding Hybrid and Bi-furcated Appraisals. Not many have been performing these Appraisals.

## **NEW BUSINESS**

### **UPCOMING ATA MEETINGS**

The Board discussed holding the following meetings:

#### **RIO GRAND VALLEY (JAN 2020)**

**FRIDAY PM** Considering offering a 4 hour Income and analysis class that would appeal to both Residential and General Appraisers.

#### **SATURDAY – 2020-2021 USPAP UPDATE COURSE**

Consideration of having a North Texas Class with a similar schedule. If the new FNMA forms are out, this class would replace the Income class Fri PM.

#### **(DFW) NORTH TEXAS-TBD**

**FRIDAY PM-** Income analysis or FNMA forms

#### **SATURDAY – 2020-2021 USPAP UPDATE COURSE**

#### **NEW BRAUNFELS (FEB 21-22, 2020)**

**FRIDAY AM – TREC Legal I**

**FRIDAY PM -** Income analysis or FNMA forms

#### **SATURDAY – 2020-2021 USPAP UPDATE COURSE**

The Board discussed holding the Houston/Galveston meeting in Galveston in early May 8-9, 2020.

#### **GALVESTON (MAY/JUNE 2020)**

**FRIDAY PM -** Income analysis or FNMA forms.

#### **SATURDAY – 2020-2021 USPAP UPDATE COURSE**

An additional meeting in **Abilene** was discussed for October (TBD) A course offering of Residential Sales Analysis. The same course that was offered in Corpus Christi. Geared toward Realtors and Appraisers.

## **COMMITTEES**

### **Professional Standards Committee**

**Bobby Crisp** No reports

### **Program Committee**

Ken Pruett Information regarding course information. Discussion was held regarding two hour lunch meetings with CE and online offerings.

### **ByLaws Committee**

No Proposed changes

**Chair, Bobby Crisp**

### **Membership Committee**

Want to increase membership. Social media and connect with each other and younger generation of Appraisers.

Also focus on reaching out to trainees.

**Chair, Laurie Fontana**

### **Nominating Committee**

**Outgoing Directors-**Ian Martinez, Ken Pruett, Laurie Fontana,

Elections will be held this evening.

**Chair, Curt Myrick**

## **TAFAC REPORT**

Nothing to report.

**Chair, Bobby Crisp**

## **OTHER NEW BUSINESS**

Discussion regarding designation references regarding Board Members.

Bobby Crisp. Some discussion referencing letters of recommendation when someone is wanting a designation. Bobby Crisp feels that it is a conflict of interest for Board members to write letters of reference. Better to have your peers write the letters. The Board will then vote. There was discussion of the chance of a Board member writing your letter of recommendation, then the Board Member would recuse themselves from the vote. Two letters of recommendation are required.

The Board agreed that it would be better for peers to write the letters of recommendation and the full Board could then vote on the designation.

Bobby Crisp Wanted to pass on that we have 88 designations. No one has been denied. One person dropped off and came back and asked to get his designation back but he never came to any meetings. Part of the designation is to be here. That is part of our bylaws. If you want the designation you will come to "X" amount of meetings, this person didn't.

Discussion was held regarding measurement standards.

Pam Teel and Laurie Fontana have proposed to the Board that ATA meet with the TALCB regarding adoption of Measurement standards.

Laurie Fontana: We would like to go to the TALCB and start a conversation about what they think about standardizing measurement requirements. We are not sure if that would be ANSI or develop our own.

What does the body think?

Awesome let's petition the State.

Disagree, we should do what is appropriate for that particular building. Two different standards may be correct. It depends on the building. Two story building some take out stairs, some don't. Appraiser should decide what is acceptable.

Very good point. There is no standard that the State requires us following. Not quoting a standard but adopting a standard.

One member would like more information.

One member doesn't want the State to have another bullet to the State demanding that we follow ANSI or the American Standard.

Another member stated the Appraiser must disclose which standard they followed.

The questions were asked: How many follow some sort of standard? how many ANSI? how many AMS? How many David Cheek's method when they were trained?

Board of realtors in Austin have ADU's included. Now our data and analysis imports that data with ADU units included. That messes with our data. If we could all agree upon one standard, that will go along way with proving our results.

Pam Teel shared that she thinks that is right. What we are talking about is getting Appraisers on the same page. It would be nice if Realtors would follow. The other piece is today, if I get a complaint filed at the State because I didn't measure properly, if I go to the Board and I say, "I measured." They ask, "How did you measure?". And I say, "I measured how I was taught to measure". If I say, "I measured per ANSI standard." Oh, that makes all the difference. That has happened. That being said, you have to have a rule before you can have an exception. My thought is if there is a rule and for some reason in that market, this needs to be the exception. Then I should have that ability. We are not going up there to say, "lets follow ANSI, period". We're wanting to talk to the State about moving toward a Standard. Whatever that Standard might be.

A member believes we should Self-govern. We could identify a standard to self govern without subjecting ourselves to ability of the State to mandate.

Also concern regarding many references. We had a class. I might not agree with everything from that class, I have a certificate stating I have been educated. If it was called before the State, I would reference that Standard from that education.

The issue is the Realtors depend on CAD, CAD think it is AC space. Should be counted. Anything they can count. The object is to educate them and turn it into a business to measure. If we give the State the power, that gives Troy and his guys another nail to put in our coffin. You disclose, you are okay.

Every report I write states the standards I followed, and I explain ANSI.

If the State went through the process. Remember that the Appraisal District are all Appraisers too.

A class in Arkansas had 5 different Appraisal District representatives. They determined GLA 5 different ways.

We heard a story of a 600 sf difference of two appraisers on one house. Amounted to 200K difference in Appraised value. Does this diminish Appraisers creditability to have two very different numbers? Widely different opinions and two different numbers that are supposed to be fact. That lowers our shelf life as a profession if we don't have any reliability. They won't need us.

Show of hands. What can we do? What would you like to see us do?

One of the newer red flags is measurement info. If you don't have a standard comment, you should get one and follow it.

How many are Amiable to the idea of going to the State? Show of hands depicts 50-50

Thank you all for input. The Board has voted for us to present to TALCB. We will take all inputs under advisement at the next Board meeting.

President Ian Martinez.

This morning the Board has a discussion regarding classes that was forgotten.

There was a discussion about the need to take a look at the fee to have these classes because of the cost of business and cost increase that it takes for us to have the classes and conferences. The decision was made that the fee will increase for classes. The two day classes will increase to \$150 and the one day classes will be \$125. This is effective immediately as of September 1, 2019.

### **DATE AND TIME OF NEXT MEETING:**

The next meeting will be February 21-22, 2020 in New Braunfels.

### **ELECTIONS-BOBBY CRISP**

THREE PEOPLE FALLING OFF:

Laurie Fontana, Ian Martinez, Ken Pruett

We will vote by Email Those who are actually voting members, log in. We have some paper ballots also.

Five members have volunteered to serve on your Board.

Current Vice President: Ken Pruett

Laurie Fontana

Anna DeMoss

Roy Thompson

Kim Mitchell

Five nominees. Each will tell us why we should vote for them.

Ken Pruett- I want to pay it forward, to give back to our profession. I would like another 3 years to do more. Turbulent times we need to stay abreast and keep ourselves fed.

Laurie Fontana- It has been a privilege on this association. Best thing. Would love to continue. After being on TALCB for 6 years. I have a different view of ATA. I think I can help the discussion between the two. I would love to serve for another 3 years.

Anna DeMoss- I have been an Appraiser for 17 years . I have been a good Appraiser for 10 years, since I joined ATA. I have learned so much and I would like to share the encouragement to other Appraisers.

Roy Thompson-Same of what others said. The ATA is a great organization that has made me a better Appraiser, but what it has done, more than that, is giving me the ability to talk to my peers and see what everyone is doing and thinking. As we move forward that will make this organization even better. It will help us get through the transformation of things that are coming, We can stay strong and work thought it.

Kim Mitchell-Same as everyone else. I have become a better since I joined 12-13 years ago. I feel like one of my strengths is talking to people. Membership can be better, if we could bolster membership it would be great. I feel like so many appraisers are missing so much. If each one of us could recruit one new member, then they could recruit one more. It baffles me why others don't join. When I talk to people that don't want to join, I ask them. They say they don't want to find out what they are doing wrong. I believe in this group, the strength of it and I would be happy to serve on the Board.

Bobby Crisp: vote by email or ask for a paper ballot.

Trainees cannot vote, they are Associate Members.

### **Results of election:**

Laurie Fontana

Kim Mitchell

Ken Pruett

Alternate: Roy Thompson

Tomorrow we will have the ceremony to induct them in to be your ATA Board of Directors.

### **ADJOURNED**

RESPECTFULLY SUBMITTED,

Cathy L. Harper, ATA Secretary