

Association of Texas Appraiser (ATA)

Minutes

Board of Directors Meeting

February 24, 2012

President Michael Braught called the meeting to order at 9:00 a.m. at the McKenna Events Center, New Braunfels, TX. Directors present were Michael Braught, Richard Neighbors, Donna Green, Arturo Palacios, Frank Baker, Dennis Crawford, Bobby Crisp, and Executive Director Teresa Walker. Ken Becker and Candy Cooke were not present.

Secretary, Donna Green, introduced the minutes of the previous board meeting from August 2011 and asked if any corrections were necessary. Mike Braught indicated that his name needed to be added as he was in attendance of that meeting. Donna Green's name was misspelled. Rick Neighbors motioned to suspend the reading of the minutes and accept them with the amendments mentioned, which received a second from Frank Baker and carried unanimously.

Financial Reports: Arturo Palacios discussed the budget. There was discussion of having sponsors/donations for our ATA meetings in order to supplement costs of holding these meetings. He invited Mr. Jerrod Aikens, a reviewer with Frost Bank, to the ATA Reception so that he can see what ATA provides on a statewide level. Arturo explained the Community Reinvestment Act where companies are required to give back to their communities. Arturo recommended that ATA invite state-wide banks and Appraisal Management Companies (AMCs) to participate in our ATA meetings. There was discussion regarding possible advertisement capabilities for these companies on the ATA website. Concern was mentioned regarding the total cost of this February meeting. Bobby Crisp mentioned that the cost of the USPAP documents (which was being subsidized for ATA members) was the reason behind the large cost in materials resulting in a negative income for the February meeting.

Old Business:

Executive Directors Report

Teresa Walker informed the Board that membership stands at 203 as of Feb 22nd (an 11% increase from August 2010). We now have 2 members from El Paso. Designations are at 54; 1 ATA-L; 37 ATA-R and 16 ATA-G. Frank Baker inquired as to how many USPAP Update Course attendees are non-members and Teresa informed the Board that there were less than 10.

Houston ATA Meeting

June 2, 2012 meeting in Houston was discussed in detail. The meeting is to be held at the Marriott on the Katy Freeway at Dairy Ashford in Houston, TX. Teresa mentioned that the Board should not consider offering the USPAP Update Course as it would interfere with those that traveled from Houston to attend the current meeting about to be presented. There would be no reason for those members to attend the meeting in Houston since they would already

have taken the USPAP course. There was discussion regarding optional courses to provide. Suggested items were having speaker/classes on Flood Plains, Fires, Natural Disasters, and a canned comments course. Teresa suggested that the Board consider offering the same course in the outlying area (Houston, Dallas/Ft Worth/The Valley, etc.), but have different course offerings during the February New Braunfels Meetings and August Austin (if they are to continue there) Annual Meetings. Bobby Crisp suggested that the USPAP Update Course not be offered for the Houston meeting in June due to the expense of putting on the course along with the other activities ATA offers during a meeting. The USPAP Update Course is mandated by the AQB and would not be an accurate accounting of an ATA function. Rick Neighbors concurred and suggested that it also be removed from the Ft. Worth meeting to be held in October 2012. Frank Baker suggested advertising the USPAP Update Course in outlying cities in 2014. Teresa suggested adding a ½ day course in conjunction with the USPAP Update in outlying cities in 2014. Bobby suggested that the Board not offer the USPAP Update Course in Houston this coming June and go with a “Canned Comment” course. Rick Neighbors made a motion to offer a “Canned Comments” course by Diana Jacob at the June 2012 meeting in Houston and October 2012 in Ft. Worth. There was a second by Frank Baker; all voted in favor – motion passed.

There was additional discussion regarding the Annual Meeting in Austin concerning courses or multiple speakers. Bobby mentioned that the Annual should be the “big” event for the year with larger number of sponsors and larger reception. Bobby suggested that an additional class be offered at the same time (two classes at once). Each classroom would have a smaller number of students. This would also allow attendees an option of courses for those that have already taken one in their respective home town areas.

Arturo suggested asking different speakers for the Friday session at the Annual Meeting in August (local, state, federal speakers). Teresa said that she would need to check with the Holiday Inn in Austin to make sure they can handle additional rooms. There was discussion of having all ATA members present on Friday’s session and Saturday having two separate 8hr courses. There was further discussion regarding having a mixed speaker session for Friday’s session. Arturo suggested a course on other alternatives for the certified appraiser (different types of clients and reports). It was agreed that this was a great idea for a course, but there was not enough time to develop the course, get it written, and approved before August 2012. Teresa mentioned that there is a 2-4 Family course that is already written and available through Columbia Institute. Bobby Crisp made a motion that for the August 3-4, 2012 meeting in Austin, Friday’s session be of mixed speakers, which will be coordinated through Teresa and that Saturday’s session consist of two courses, the canned comments course and Columbia Institute’s 2-4 Family Residential course being offered simultaneously. There was a second by Frank Baker; all voted in favor – motion passed.

Arturo asked if anyone had heard of a presentation on GIS (an overlay of the plat and aerial maps). It was suggested that this could be someone to contact regarding our general speaker session.

TAFAC

Mike Braught discussed The Appraisal Foundation Advisory Council (TAFAC) to let the Board know that we have submitted an application to become a member. We have been notified that we will be asked to attend a TAFAC meeting for an interview. There are a minimum 3 meetings per year that members must attend. There is no cost to be a member, but there are funds involved to travel. Money has been budgeted for 1 trip this year for the interview. Frank Baker asked if we were too small at this time to go forward and should we wait until we have a larger membership. Arturo suggested asking sponsors for money to help fund our trips to TAFAC (provided we are accepted). It was brought up that the TAFAC issue be tabled until we can speak to Diana Jacob, who was selected at the last ATA Board Meeting to be our possible representative, for more guidance. President Mike Braught tabled this topic.

RGV Conference

Arturo discussed the Rio Grande Valley Conference in January 2012. There were 45 attendees, which was less than expected. It was felt that the USPAP Update being offered in New Braunfels had an effect on attendance as many members planned to travel to New Braunfels course.

ATA Awards

Arturo discussed the possibility of giving awards on a state-wide basis. It was mentioned that there be 5 awards from the state being divided into 5 different areas. Possibly have an awards luncheon to make presentations. Bobby suggested we could do this for the August meeting. There would need to be a nomination process with criteria for a Real Estate Appraiser Outstanding Service Award. There was a discussion on offering to members only or to all appraisers throughout the state. Bobby suggested going to only 1 award at present and then move to more awards as we grow. Arturo mentioned that the plaque cost approximately \$35-\$40. It was suggested that, if agreed, we should start this for August. Teresa said that she would research the internet and write the criteria for the award. The Board of Directors would vote on the recipient. Arturo Palacios made a motion that the ATA present four Real Estate Appraiser Outstanding Service Awards at the August 2012 Annual Meeting (for the four current regions of ATA). There was a second by Bobby Crisp; all voted in favor – motion passed.

Donations

There was discussion regarding donations. Teresa informed that two exhibitors were negotiated at \$350 (Bradford Technologies, Treasure Valley). Two tables were provided free due to previous meeting presentations and McKenna provided us the tables at no cost.

New Business:

Committee reports -

Membership Committee

Rick Neighbors discussed FAB (Features, Advantages & Benefits). He suggested that we consider having some kind of reference book/data source (a searchable database) to offer members that can be given to the membership. It was hoped

that the website would be a good reference. Suggested having a "Questions/Comments" section to the website. Teresa asked if the Board wanted to continue the Membership Campaign. Bobby Crisp made a motion to have a Membership Campaign providing a \$20 coupon for each ATA member that brings in a new member from September 1, 2012 through December 31, 2012. There was a second by Rick Neighbors; all voted in favor – motion passed.

Nominating Committee

Consists of Mike Braught, Rick Neighbors and Candy Cooke. Candy is the Chair, Mike spoke on her behalf.

Ken Becker, Candy Cooke, and Mike Braught will be coming off the Board. Nominated names are to appear in the June Newsletter. There was discussion as to what guidelines are used by the Nominating Committee. Teresa provided a Leadership Responsibilities for Directors and Officer positions and asked for comments.

Future Meetings

There was discussion about going to other areas of Texas and possibility offering an ATA Meeting in El Paso in 2013.

AARO Meeting (Association of Appraiser Regulatory Officials)

There was some discussion regarding this organization and what they are about. Candy Cooke attended the AARO meeting in San Antonio this past year. There was discussion about ATA attending the next meeting to be held in Chicago, IL. Bobby Crisp made a motion that ATA does NOT attend the meeting in Chicago due to the expense involved. There was a second by Frank Baker; all voted in favor – motion passed.

Mike asked if Doug Oldmixon, who is scheduled to attend the AARO meeting in Chicago, could address ATA at the August Annual Meeting.

North American Coalition of Appraisal Organizations (NACAO)

National Organizations will be meeting in San Antonio this year. Teresa will be attending.

TALCB Meeting – Next meeting is May 18, 2012

Luis De La Garza was re-elected as Chair to TALCB. Mr. De La Garza will be attending our ATA Reception. Rick asked about the process of TALCB meetings. Bobby gave an explanation of what normally takes place during a TALCB meeting. Teresa mentioned that ATA should have a member at each TALCB meeting so that we are visible. There was discussion that the ATA President be the representative to all TALCB meetings.

Appraisal Summit and Expo

National Association of Appraisers (NAA) will be held in Las Vegas, NV this year in October 2012. They will be sending out letters inviting all state associations to participate in a round table discussion. Will table until ATA August meeting.

ATA Audit

Audit needs to be performed prior to August Meeting. Frank Baker was asked to perform the audit and he agreed.

FACT Contribution

Teresa informed the Board that FACT has asked the ATA to contribute to their cause vs. becoming a member. Tabled until August Meeting.

March & June Newsletters

Bobby Crisp will provide a USPAP article for March Newsletter. There was some discussion regarding the Newsletter and the "ATA". Who is ATA? Something that makes the "ATA" stand out more.

Other New Business

Arturo brought up the possibility of having ATA shirts, mugs, etc.

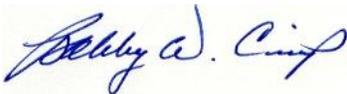
Bobby discussed the possibility of ATA becoming an educational provider. We currently contract other providers for education. The courses would be ours to offer vs. other providers. Teresa told the Board that the largest expense would be TREC (\$500 for application, then \$100 for each class). Bobby asked that the Board consider this issue and table until the August meeting. Teresa said she would put this on the agenda for the August Meeting and will provide paperwork and budget amount.

Frank Baker spoke with Diana Jacob regarding TAFAC and said that she felt ATA would benefit greatly by being a member of TAFAC. It was agreed to talk with Diana at lunch time to ask her to address the Board with her thoughts.

Arturo Palacios asked the Board to consider that we have a standing invitation to the incoming Chair of TALCB to our Friday receptions in New Braunfels. Bobby Crisp mentioned that this was something we could agree to do automatically and would not need to be voted upon by the Board. Mike stated that we can address each February meeting with the Chair as necessary dependent on availability dates.

There was a motion to adjourn by Rick Neighbors. There was a second by Arturo Palacios; all voted in favor – motion passed at 11:20am.

Respectfully submitted on behalf of Donna Green,



Bobby W. Crisp