

ASSOCIATION OF TEXAS APRAISERS
Annual Directors Meeting
August 3, 2012
Holiday Inn Town Lake, Austin, TX

President Michael Braught, called the Board Meeting to order at 9:00 A.M. at the Holiday Inn Town Lake, Austin, TX. Directors present were Michael Braught, Richard Neighbors, Donna L. Green, Arturo Palacios, Candy Cooke, Dennis Crawford, Bobby Crisp and Frank Baker. Ken Becker was not present. Candy Cooke and Donna Green were not present at roll call, but did arrive to the meeting at 9:11am and 9:15am respectively. There was a quorum at the time of the meeting.

Also present were Teresa Walker, Mava Jalufka, Diana Jacob, Bobby Shafer and Stacy Cartwright.

Minutes

Mike turned the meeting over to the new President, Rick Neighbors.

The minutes of the February 2012 board meeting were read to the directors. Motion was made by Frank Baker to accept the minutes as read and seconded by Arturo Palacios and it carried unanimously.

Financial Reports

Treasurer report was presented by Arturo Palacios. There was discussion regarding possible sponsors for future meetings. It was brought to the attention of the directors that all of the equipment had been stolen during the previous night. \$500 had been budgeted. There was discussion regarding private insurance for our equipment.

Rick Neighbors indicated that a projector, speakers and P.A. system were stolen. Arturo brought up the fact that we do not currently have a balance sheet replacement cost items. Candy Cooke asked the board to approve adding "Replacement Cost Expense" to the current budget. How much to budget resulted in postponement of discussion till the afternoon meeting. Bobby made a motion to spend the necessary funds to replace equipment lost. Candy seconded. Motion carried unanimously.

Mike brought up discussion of TAFAC meeting expenses and asked the board to consider compensation while attending meetings on behalf of ATA.

TAFAC meetings include at least one conference call and three meetings per year. He suggested \$1,000 per meeting as it does take away from personal business. Diana Jacob spent three days attending the last TAFAC meeting.

Rick suggested that any board member be compensated for attending meetings on ATA's behalf. Arturo suggested a per diem/day or per diem/travel. Rick suggested covering upcoming Las Vegas Appraisal Summit and TAFAC issues during under "New Business".

Arturo asked if there were any other issues regarding the budget. Being none, Candy made a motion to approve the budget as presented. Frank seconded the motion and it carried unanimously.

Frank talked about the Audit Report. The Bank Statements and Pay Pal Account matched and confirmed that Teresa was doing an excellent job with the finances. There was no further discussion. Donna made a motion to approve the Audit Report as presented. Bobby seconded the motion and it carried unanimously.

Teresa discussed the Profit & Loss Report for the meeting, which showed a negative \$300. There are 121 people signed up for the conference – 58 signed up for Write it Right, 52 signed up for Attacking and Defending an Appraisal in Litigation and 11 signed up for Friday only.

After discussion regarding meeting costs, Bobby suggested raising the meeting cost from \$85 to \$100 per meeting. Frank commented that we need to operate in the black. Motion was made by Arturo to raise the upcoming meeting fee to \$99. Candy seconded and it carried unanimously.

Teresa stated that she had already advertised the October meeting at \$85 and it was agreed to increase the fees starting January 1, 2013.

Bobby suggested looking for larger facilities due to increase in membership. Arturo suggested asking banks for monetary support. Rick suggested looking into alternative ideas for saving money. Teresa suggested possibility of using non-hotel properties. Frank mention that schools open their facilities for these type of meetings.

Rick asked for a motion to send out dues statements. Bobby made the motion to send out the dues statements. Arturo seconded the motion and it carried unanimously.

Director's checks for \$50 each were handed out by Teresa.

Mike suggested the meeting registration fee for Directors to be comped. Frank mentioned that we keep the Director's stipend and comp the meetings for board members. Rick read Article V of the ATA By-laws referencing the stipend.

Bobby made a motion that Directors attending any ATA meetings/educational offerings would be free (except the purchase of the USPAP document for the USPAP Update Course). Arturo seconded the motion and it carried unanimously.

Old Business

Rick asked if there was any Old Business to be discussed. Arturo asked if ATA had any "chapters". Bobby explained that we do not have "chapters", but rather having districts of interest. We currently have meetings The Valley, Houston, Dallas and Central TX. There is interest in Amarillo, Lubbock, Midland/Odessa, and El Paso areas. Candy suggested looking into WePAC consortium for appraisers and suggested talking to JoAnn Carr of San Angelo (an active appraiser in the area).

New Business

The Board went into Executive Session.

After the session, it was decided that no one will be attending the AGA meeting in Dallas.

Ted Whitmer discussed an Appraiser Defense Fund. He informed the board that the cost of legal defense for appraisers ranged from \$5,000-\$15,000 per day. Rick commented that he believed appraisers with "E&O" insurance are targeted. It was suggested that ATA look into starting a fund for its members. Candy stated that several ATA members are being hit by lawsuits. There was discussion, that if a fund was to be established, that a limited amount per case be considered. Ted Whitmer commented that 1 out of 10 appraisers have complaints against them.

Diana Jacob gave a TAFAC update. She has been assigned to the Emerging Issues Committee and will keep ATA in the loop.

There were two Pospisil Scholarships offered to Sarah McDowell and Bridgett Blankenship. Sarah accepted the scholarship and will be at this meeting. Bobby discussed that we might consider amending the application so that others may make nominations.

The morning meeting adjourned at 11:27 AM.

ASSOCIATION OF TEXAS APPRAISERS
Annual Directors Meeting Afternoon Session
August 3, 2012
Holiday Inn Town Lake, Austin, TX

President Rick Neighbors called the Board Meeting to order at 5:17 p.m. at the Holiday Inn Town Lake, Austin, TX. Directors present were Michael Braught, Richard Neighbors, Donna L. Green, Arturo Palacios, Candy Cooke, Dennis Crawford, Bobby Crisp, and Frank Baker. Ken Becker was not present. Newly voted Directors Mava Jalufka and David McInturff were also present. Newly voted Director Mike Plumlee was not present.

New Business Con't

Teresa Walker will post a list of trainees looking for sponsors on the ATA website. Teresa will change the ATA forum to be "member's only".

Bobby Crisp discussed the July 5, 2012 AMC registration deadline. AMC's in Texas must review 1 of the first 5 reports completed by an appraiser for that AMC and 5% of all reports. There are other issues regarding AMC rules that are being discussed by TALCB. Arturo encouraged everyone to attend a TALCB meeting. The next TALCB meeting is set for August 17, 2012 and many AMC rules will be discussed and proposed. Arturo mentioned that the President of ATA should be present and speak at the TALCB meeting.

There will be a meeting of State Appraisal Coalition Leadership in Las Vegas in October. Advantages of going to Las Vegas meeting are networking, exchange of information, seeing what other states are doing and having coalitions communication exchange of ideas. Arturo suggested that the President attend this meeting. Rick would like for Bobby Crisp go to Las Vegas as he has attended in the past and would be a good representative. Rick made a motion that Bobby attend the Appraisal Summit on behalf of ATA and cover his expenses. There was a second by Arturo and passed unanimously.

Arturo Palacios stated that the Rio Grande Valley State Appraisers Conference will be held in South Padre Island on January 22-23.. Discussion was made regarding the class to be presented. "Write it Right", "Staying Out of Trouble" and the possibility of a new course regarding regulatory issues. There was discussion regarding the half-day session. TALCB Attorney Troy Beaulieu provides a 3-hour course and Commissioner Doug Oldmixon volunteered to make a presentation. No CE credit could be given for the Commissioner's presentation. There was a motion made by Bobby to provide "Write it Right" and seconded by Frank. Motion carried unanimously.

The Mid-Year Meeting will be held February 22-23 in New Braunfels. There was discussion regarding new courses to be presented. "Sales Concessions" and "Regulatory Rules - Knowing Is Half The Battle" will be the topics. Unless another hot topic emerges, these two courses will also be offered in New Braunfels and in Houston/Galveston on May 31-June 1.

The date for the annual meeting will be August 2-3. Bobby made a motion to table the course topics to the February Mid-Year Meeting in New Braunfels. Motion was seconded by Frank and carried unanimously.

There was a discussion about travel expenses. Reservations (hotel and airline) for ATA related trips will be paid by ATA. Arturo made a motion that the individual ATA sends to TAFAC be compensated \$500 stipend per meeting to attend TAFAC meetings and ATA directors be compensated \$250 stipend for meetings they attend. Dennis Crawford seconded the motion. Motion carried.

Election of Officers

New officers selected were:

President – Rick Neighbors

Vice President – Arturo Palacios

Treasurer – Frank Baker

Secretary – Mava Jalufka

Meeting adjourned at 6:30 P.M.

Respectively submitted by Donna Green-Secretary