

Association of Texas Appraisers (ATA)
Minutes

Board of Director's Annual Meeting
August 3, 2018 Morning Session

President Curt Myrick called the meeting to order at 9:02 am at the Hilton Arlington, Arlington, TX. Roll call of the Directors was conducted by Chairman of the Board Bobby Crisp on behalf of Secretary Stacey Cartwright. Present Directors were President Curt Myrick, Vice-President Ian Martinez, Luis De La Garza, Ken Pruett, Laurie Fontana, Pam Teel, and Chairman of the Board Bobby Crisp. Secretary Stacey Cartwright and Kathy Tredway joined the meeting via teleconference. Also, in attendance were Past-President Dennis Crawford, Executive Director Teresa Walker. In attendance as guests were Steve Kahane, Roy Thompson, Rick Neighbors and Jamie Wickliffe. Treasurer Kim Mitchell was the only absent Director.

President, Curt Myrick introduced the minutes of the previous board meeting held February 16, 2018 and asked if any corrections were necessary. Luis De La Garza made a motion to approve the minutes as presented. The motion was seconded by Laurie Fontana. All were in favor - motion carried.

FINANCIAL REPORTS

President Curt Myrick called upon Chairman of the Board Bobby Crisp for the financial report due to the absence of Treasurer Kim Mitchell. The Profit & Loss for the 2016/2017 fiscal year showed a total income of \$81,899.60. Total expenses were shown to be \$83,058.92 leaving a negative net income of -\$1,159.32. This was due to the current meeting income and expenses not having been accounted for as of the report.

Bobby Crisp also presented a synopsis of the proposed budget for 2018/2019. Discussion was held on the proposed budget that it showed a consistent income and expense from previous years. There was discussion regarding the larger amount of income for Miscellaneous, which was for the sale of Disto machines, books, and monies donated to Laurie Fontana. The Miscellaneous expense was also larger than budgeted as ATA purchased the Distos, books, etc. in order to sell to members. The annual income for the Chairman of the Board was corrected to \$6,000.

Pam Teel made a motion to approve the 2017/2018 Income and Expense statement along with the proposed budget for 2018/2019. The motion was seconded by Luis De La Garza and approved by all – motion carried.

President Curt Myrick asked Teresa Walker to discuss the Audit Report in the absence of Treasurer Kim Mitchell. Amy Coston performed the Audit for ATA and copies of her final report were provided to the Directors. Ian Martinez motions to approve the Audit. The motion was seconded by Laurie Fontana and was approved by all – motion carried.

Kim Mitchell announced that she was able to join the meeting via teleconference.

Luis De La Garza made a motion to send out dues statements for the next year. The motion was seconded by Laurie Fontana. All were in favor – motion carried.

Teresa Walker distributed Director's checks.

OLD BUSINESS

There was no Old Business to discuss.

EXECUTIVE DIRECTORS REPORT

Membership and Designations Report

Teresa Walker reported that as of August 2017 we had 353 members. The total declined to 305 in February 2018. As of August 2018, there are 329 members, which is an 8% increase from February 2018. We have 78 designations consisting of 1 ATA-L, 55 ATA-R, and 22 ATA-G. This is an increase of 1 ATA-R and a loss of 2 ATA-G designations due to non-renewals.

NEW BUSINESS

UPCOMING MEETINGS

Future Course Topics

There was discussion about a course regarding Farm & Ranch appraisals. Bobby Crisp mentioned that Diana Jacob had previously written a course on Rural Appraising. This course includes a section regarding Farm & Ranch and could be updated and offered.

Bobby Crisp discussed the possibility of using courses by Richard Hagar. The Board was informed that Teresa Walker had contacted The Hagar Institute to discuss the possibility of live classes for ATA. Teresa will reach back out to them to see if arrangements can be made.

Laurie Fontana discussed the possibility of having a course on ANSI standard for measuring square footage. ATA previously offered a course on "Home Measurement Basics" which included ANSI and other standards. This brought discussion about ATA recommending the use of ANSI measuring standard. The Board discussed asking the general membership as to what standard they use and that the Board is recommending the use of ANSI. Luis De La Garza asked if there was a certification offered. Appraiser e-Learning offers an on-line course. The Board agreed to ask Bryan Reynolds of e-Learning to offer the certification portion via on-line. Laurie Fontana agreed to send out a survey using Survey Monkey and our Facebook page.

Teresa Walker mentioned that Steve O'Bryan with House Canary offers a seminar on GIS (use of satellite and GPS). Teresa asked if he would provide ATA with a synopsis of what the seminar would contain.

Bobby Crisp went over other course topics from a previous Survey Monkey. The Board agreed that the courses being discussed were most appropriate and timely. During the

discussion of new/timely course material, Bobby Crisp spoke about Fannie Mae announcing that the 1004MC was being retired and that they are in the process of changing the Form 1004 and updating the UAD. Fannie Mae is expecting to have the new form and updated UAD available Summer/Fall 2019. This may be a possible new course once the form is created and the UAD is updated. Bobby mentioned that Fannie Mae has asked users of these forms and the UAD to have input for the upcoming changes. Luis De La Garza made a motion to establish an ad-hoc committee so that ATA could have input to Fannie Mae. This was seconded by Pam Teel. All were in favor – motion passed. The Board agree to call this the “GSE ad-hoc Committee”.

Curt Myrick recognized Alternate Director Steve Kahane who asked the Board if they had considered ATA offering on-line classes. Curt mentioned that the Board had discussed this platform previously and that ATA was initially formed to offer affordable live classes. Teresa brought up the expense of having approved on-line classes (AQB approval, IDAC approval, State approval, web-based platform, etc.). Ken Pruett asked if ATA could “partner” with an existing provider to offer classes to our membership at a discount. Teresa mentioned that we could ask Hondros if they would consider such an arrangement. Bobby Crisp mentioned that, in addition to Hondros, we could approach ATA Associate Member Bryan Reynolds of Appraiser e-Learning and ATA Associate Member Tim Andersen to see if they would be willing to participate.

Pam Teel asked about the status of the TREC/Appraiser course written by ATA Member Greg Reynolds. Teresa said that the course was sent to TREC for approval but, was denied due to the number of CE hours, which was 2 ½ hours. TREC stated that they only approve 2 or 3-hour courses. So, the course was sent back to Greg Reynolds to re-write for a 3-hour course.

There was additional discussion regarding the type of instruction the ATA provides (live classes vs. on-line classes). Laurie Fontana mentioned that she previously surveyed Texas Appraisers as to how they obtain their continuing education. There was discussion about having live on-line seminar. Ken Pruett suggested having a local luncheon with 2-hour CE. Teresa mentioned that other state associations hold social events that are held for members.

Rio Grande Valley - Discussion was held regarding a meeting in January 2019 as to its viability due to the lack of attendance in that area. There was discussion about holding a class in the Corpus Christi area. Luis De La Garza brought up the issue that many Valley appraisers do not go to the mid-year meeting in New Braunfels because they attended a class within a month in The Valley. Most appraisers make a choice between The Valley (January) and New Braunfels (February) due to offering dates. There was discussion on what may be pertinent to the specific area of The Valley. Laurie Fontana suggested having a social meeting in The Valley instead of having an ATA Meeting. It was suggested that a discussion on “Tips on How to Run an Office”. Teresa suggested contacting ANOW to see if they would be willing to sponsor the social event.

Laurie Fontana made a motion to amend the schedule for the upcoming meeting by holding a social event in The Valley (place to be determined), keeping the Mid-year meeting in New Braunfels in February, moving the Houston/Galveston meeting to

Corpus Christi in June, and keeping the Annual Meeting in the Austin/San Antonio area in August 2019. Motion was seconded by Luis De La Garza. All approved – motion carried.

New Braunfels - Discussion was held on a meeting for February 15-16, 2018 as to what classes are to be held on each day. Bobby Crisp stated that, based on previous discussions, Saturday will be the Adjustment Support course by The Hagar Institute provided arrangements can be made. Depending on that course being available, the Board agreed to provide ANSI Measuring Standards and/or Rural Appraising. There was additional discussion on how to provide a certification in conjunction with the ANSI course via on-line through Appraiser e-Learning.

Classes for Corpus Christi and Austin/San Antonio were tabled until the February Mid-Year Board of Directors Meeting.

Austin/San Antonio - The Board discussed the location for the Annual Meeting for August 2019 so that a venue could be arranged and reserved. Teresa said that a new Sheraton Hotel in Georgetown has been contacting her and she would try to book that venue.

Pam Teel made a motion to hold the Annual Meeting in August 2019 in Georgetown. Motion was seconded by Lauri Fontana. All were in favor – motion passed.

OTHER INDUSTRY MEETINGS

Curt Myrick informed the Board that he and Ian Martinez attended the NAA Appraisers Conference and Trade Show (ACTS) in Nashville, TN in April 2018. The NAA currently has 11 members to their Board of Governors of which he is the current Chair of the NAA Board of Governors. Curt said that he would be attending the next Appraisal Summit & Expo NAA Appraisers Conference in Las Vegas, September 19-21, 2018.

Curt also mentioned that the Appraiser Fest in San Antonio will be held November 1-3, 2018 and the ATA has been invited to have a booth at this conference free of charge. Teresa asked for volunteers to man the booth. Several Board members said that they would be available and willing to volunteer. Teresa suggested that the booth be manned by two people in the morning and two others in the afternoon. Teresa said that she would contact the organizers for Appraiser Fest and see what ATA needs to do for this event.

Curt then informed the Board that the next NAA Appraisal Conference & Trade Show (ACTS) would be held in Salt Lake City, UT in the Spring 2019 (specific dates are to be determined).

TAFAC

Bobby Crisp presented a report supplied by Mike Brunson (ATA's representative to TAFAC) of the meeting held on June 7, 2018. Although many topics were discussed at the conference, the main point of interest to the ATA Board is the Exposure Draft to the new 2020-2021 USPAP document. This Exposure Draft discusses the changing of Reporting Options, Scope of Work Rule, removing "Comments" to portions of the Rule(s) that apply.

COMMITTEE REPORTS

Professional Standards Committee - nothing to report per Bobby Crisp.

Program Committee - had nothing to report per Ken Pruett. There was discussion about filling two vacancies to this committee.

Bylaws Committee – Bobby Crisp mentioned that a Mission statement was created for the committee and members include the Officers to the Board of Directors. There was nothing new to report.

Membership Committee – Laurie Fontana informed the Board that Brandi Dunagan has agreed to fill a vacant position on this committee. She said that the committee's focus has been on social media presence and Brandi has been instrumental in launching this project. The term for committee member Steve Kahane expires at this meeting and volunteered to remain on the committee. Laurie informed the Board that she has friends in the Houston area that work in public relations and she will reach out to them asking for recommendations.

Nominating Committee – Past-President Dennis Crawford discussed 4 outgoing directors being Luis De La Garza, Kim Mitchell, Stacey Cartwright and Alternate Steve Kahane. The committee presented 5 nominees for the Board of Directors – Dennis Crawford, Steve Kahane, Cathy Harper, Roy Thompson, Kim Mitchell, and Brian Marlow.

CHAIRMAN OF THE BOARD and EXECUTIVE DIRECTOR COMPENSATION

Discussion was held on their respective salaries regarding raises or hold their salaries at the current levels. Teresa Walker requested to hold off on any salary increases as a new ATA website was established which decreases her workload. Luis De La Garza made a motion to move The Board into an executive session without Bobby Crisp and Teresa Walker. This was seconded by Laurie Fontana with all in favor – motion passed.

Luis De La Garza motioned to move The Board back from executive session and was seconded by Laurie Fontana. All were in favor – motion passed.

Luis De La Garza motioned to continue with the approved budget for 2018-2019 and give a \$1,000 bonus to Teresa Walker. Motion was seconded by Pam Tell with all in favor – motion carried.

SEPT. & DEC. 2018 ATA CONNECTIONS ARTICLE VOLUNTEERS

Discussion was held as to the need for writers and articles for the upcoming Connections newsletters. Steve Kahane volunteered to provide articles for the September and December 2018 issues.

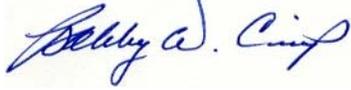
OTHER NEW BUSINESS

There was discussion about the Appraiser Fest and providing “certificate giveaways” for a future course with ATA. The Board also discussed purchasing a new banner for this event and future events. Board members agreed to return Director checks in order to purchase a new banner. Steve Kahane mentioned putting together a flyer as to what ATA offers and have accomplished for the Texas Appraiser.

ADJOURNMENT

Laurie Fontana made a motion to adjourn the meeting and was seconded by Ken Pruet. With all in favor, the motion carried at 11:30 a.m.

Respectfully submitted on behalf of Secretary Stacey Cartwright,

A handwritten signature in blue ink that reads "Bobby W. Crisp". The signature is written in a cursive style with a large initial 'B' and a long, sweeping underline.

Bobby W. Crisp
Chairman of the Board, ATA