

Delaware Association of Appraisers, Inc.  
General Membership Meeting Minutes  
December 18, 2018  
Maple Dale Country Club  
180 Maple Dale Circle, Dover, DE

Board Members in Attendance: Anne Bernhardt, Richard Foley, Dede McLaughlin, Kenneth Milutin, Janet Parks, Thomas Reynolds, Jeffrey Schoch, Phyllis Trala, Beverly Wilson

Board Members Absent: Steve Hopkins

General Membership in Attendance: Moreen Altemus, Benjamin Bauer, Corrine Bayline, Osborne (Preston) Beall, Doug Bennett, Catherine Berchock, Marilyn Berman, Tom Bowers, Kevin Brady, Beverly Anne Brown, William Cahall, Charles Darrell, Rafael Delgado, Phillip (Andy) Doherty, Eric Espada, John Farnan, Kathleen Flynn, Holli Gravett, Bob Guerrero, Laurie Hazen, Susan Horsley, Robert Kauffman, Bob Kleinburd, Bradford Levering, Carole Levitsky, James McCloskey, Phil McGinnis, Tom McLaughlin, Steve Mendala, Sharon Monagle, Carol Myers, Tom Nickel, Eileen Nixon, Susan Oberlander, Steve Parker, Lynn Perrine, Elizabeth Reagan, Beth Rosebrooks, Sheila Ross, Chani Samans, Sara Tammany, Georgianna Trietley, Jason Warren, Bridget Weaver, Page Wilgus, Ginger Williams, Honor Winiarz

### **Call to Order**

The meeting was called to order at 12:15 p.m., and a quorum was present. President Beverly Wilson officiated the general membership meeting.

### **Approval of Agenda**

President Wilson added the Financial Report to the agenda and asked for a motion to approve the revised agenda. Richard Foley made a motion to accept the agenda as revised. Georgianna Trietley seconded the motion, and the motion carried with no objections.

### **Approval Board Meeting Minutes**

Richard Foley made a motion to accept the May 18, 2018 Board Meeting minutes as presented. Jeffery Schoch seconded the motion. Board members Janet Parks, Thomas Reynolds, Phyllis Trala, and Beverly Wilson who were also present at the May 18<sup>th</sup> meeting voted yea. Steve Hopkins was not in attendance to vote. The motion carried with no objections.

### **Financial Report**

President Wilson reported there was a \$550 loss for the 2017 tax return. As of this meeting, the DAA 2018 accounting has a \$2,100 gain; however, there will be the additional expenses paid before the end of the year. The DAA is a non-profit organization.

### **DAA Membership**

For 2018, there were 111 DAA members paying \$50 each for dues. The income from the dues is primarily used to pay for the December seminar. The dues notice for 2019 will go out soon.

### **Continuing Education**

DAA Seminars 11/1/2017 to 10/31/2019 Licensing Period

USPAP Update Course\* (7 hours) – Wednesday, December 6, 2017

Delaware Law, Rules & Regulations\* (3 Hours) – Friday, May 18, 2018

Cash Equivalency – Why, When, and How (4 Hours) – Friday, May 18, 2018

December 18, 2018 (7 Hours) – Environment Laws – Impact on Property Value

Spring 2019 (7 Hours) – Either a 7-hour course or one day of a 3-hour and 4-hour course.

\*Please note: USPAP Update Course and DE Law are only offered once per licensing period.

**There will be no courses offered in the Fall of 2019.**

President Wilson asked members to please submit topic ideas for seminars on the evaluation form. She also announced there will only be one more seminar offered by the DAA for the current Delaware licensing period.

### **Delaware Council on Real Estate Appraisers**

In the October 1, 2018 issue of the Delaware Register of Regulations, the Council published proposed revisions to its rules and regulations. The DAA sent a notice of this publication to its members and email list on October 11, 2018. The comment period ended December 5, 2019.

One of the proposed revisions is to change the Delaware Law, Rules and Regulations continuing education hours from 3 hours to 2 hours. President Wilson made public comments at the Council's public hearing on November 20, 2018 proposing this change take effect at the beginning licensing cycle on 11/1/2019. There was apparently a typo in the original publication.

There were no proposed changes to the required 14 hours in-class continuing education requirement.

President Wilson reminded everyone the Council will no longer be offering a Fall seminar.

In the Council's continuing education audit for the last licensing period, there continues to be numerous continuing education violations and disciplinary actions. The most frequent infractions are appraisers not completing Delaware Laws, Rules and Regulations and the 14 hours of continuing education in class requirement. Disciplinary actions have included letters of reprimand and fines up to \$1,000.

The Delaware license cycle ends on 10/31/2019. Appraisers should COMPLETE all continuing requirements before submitting the online attestation for license renewal.

### **The Network of State Appraiser Organizations**

Monthly communication summaries and published letters from the NSAO were available at tables for attendees to review. President Wilson thanked Janet Parks for keeping up with this extensive project.

In November 2018, North Carolina appraisers received notice that the appraisal management company, CoesterVMS, requested its surety bond of \$25,000 be cancelled 2/16/2019. By early December, a notice was sent that the claims were in excess of the \$25,000; and, claims would be paid on a pro rata basis.

There have been two recent proposals to change the threshold for requiring appraisals. Along with the American Society of Appraisers and Network associations, the DAA signed a letter in opposition of National Credit Union Administration's proposed rule on December 2, 2018. [National Credit Union Administration, Federal Register Proposed Rules Vol. 83, No. 192, Comment Period: 10/3/2018 – 12/3/2018]

The Office of the Comptroller of the Currency, Board of Governors of the Federal Reserve System, Federal Deposit Insurance Corporation also filed a proposed rule to raise the required threshold. [Federal Register Proposed Rules Vol. 83, No. 235, Comment Period: 12/7/2019 – 2/5/2019] The DAA send notice to the DAA membership and email list.

In response to the OCC's proposed rule, the Network is proposing the state associations contribute to hiring W. Stephen Cannon, Attorney (Washington, DC) to respond to the threshold proposal. Mr. Cannon is extremely knowledgeable in the appraisal regulations and has help other state associations with legal matters. The Network feels it is imperative to get sound, legal representation to respond to the proposed threshold increase. The attorney's fee is \$10,000 and there are 29 state associations in the Network. President Wilson requested a motion to approve financial help, through the Network, to hire Mr. Cannon's firm as representation for the DAA.

Preston Beall made a motion to contribute \$2,000 to the Network to hire Mr. Cannon to represent the DAA. After considerable discussion, the motion was amended to contribute \$1,000 initially and add an additional \$1,000 if more funds were needed by the Network. The additional \$1,000 would be up to the Board's discretion to allocate. Phyllis Trala seconded the amended motion. The motion passed with no objections.

### **Board Vacancies**

President Wilson announced the Treasurer's position on the DAA board is vacant. The term is 1/1/2018 through 12/31/2019. Georgianna Trietley has offered to fill the position after she has completed her time on the Delaware Council on Real Estate Appraisers.

### **Nominations and Elections**

President Wilson announced the election ballot positions for the term 1/1/2019 through 12/31/2020.

Beverly Wilson accepted the nomination for President. President Wilson opened the floor to new nominations. There were no new nominations. Phil McGinnis made a motion to close the nominations. Tom Nickel seconded the motion, and the motion carried with no objections.

Anne Bernhardt accepted the nomination for Secretary. President Wilson opened the floor to new nominations. There were no new nominations. Georgianna Trietley made a motion to close the nominations. Tom Baugher seconded the motion, and the motion carried with no objections.

Jeffrey Schoch accepted the nomination for a Director position (New Castle Representative). President Wilson opened the floor to new nominations. There were no new nominations. Georgianna Trietley made a motion to close the nominations. Doug Bennett seconded the motion, and the motion carried with no objections.

Richard Foley (MD resident) accepted the nomination for a Director position. President Wilson opened the floor to new nominations. There were no new nominations. Georgianna Trietley made a motion to close the nominations. Phil McGinnis seconded the motion, and the motion carried with no objections.

President Wilson announced Steve Hopkins had previously confirmed he accepted the nomination for a Director position. President Wilson opened the floor to new nominations. There were no new nominations. Phil McGinnis made a motion to close the nominations. Georgianna Trietley seconded the motion, and the motion carried with no objections.

President Wilson opened the floor for nominations for a vacant Director position noting there is no representation from Kent County if someone was willing to serve from that area. There were no nominations from the floor.

Election results:

President: Beverly Wilson

Secretary: Anne Bernhardt

Directors: Jeffrey Schoch, Richard Foley, and Steve Hopkins

### **New Business**

Preston Beall announced the Ethics requirement for MLS membership ends this month. He also noted there are new membership categories for the Bright MLS system which do not require the Ethics course.

**Comments from Board Members**

President Wilson thank everyone for being in attendance.

**Next General Membership Meeting**

The next general membership meeting and elections along with the 2020-2021 7-Hour National USPAP Update Course continuing education seminar will be in December 2019. The seminar will be offered at no cost to 2019 DAA members. Details of exact date will be announced later.

**Adjournment**

Doug Bennett made a motion to adjourn. Richard Foley seconded the motion. The motion carried with no objections. The meeting was adjourned 12:40 p.m.

Respectfully submitted,  
DAA Board