



**Professional Appraisers Association of South Dakota  
Minutes  
March 8, 2023  
Board of Directors Meeting  
Ramkota Hotel & Conference Center, Pierre, SD**

**Call to Order**

President Sandra Gresh called the meeting to order at 5:35 p.m. Central Time.

**Roll Call**

**Members present:**

Sandra Gresh, Amy Frink, Craig Steinley, Marvin Siebrecht, Marshall Miller, Charlotte Deaver, Bill Bear, Scott Kopplin, Mary Houk, David Lawrence, and Brooke Newstrom (virtually)

President Gresh noted a quorum was present.

**Guests:**

Sherry Bren  
Debbie Ellerton  
Patrick Wyatt  
Kent Roe

**Staff:**

Bev Luke, PAASD Executive Secretary

**Approval of Agenda**

Motion: Scott Kopplin moved to approve the agenda as presented. Seconded by Charlotte Deaver.

**Motion passed.**

**Approval of Minutes**

Motion: Amy Frink moved to approve the minutes of the September 29, 2022, PAASD Board of Directors' meeting as written. Seconded by Bill Bear.

**Motion passed.**

**Standing Committee Reports**

**Financial Report – Craig Steinley**

Motion: Mary Houk moved to approve the 2023 Budget as received and reported. Seconded by Bill Bear.

**Motion passed.**

Motion: Amy Frink moved to approve 2022 year-to-date financial statements as received and reported. Seconded by Scott Kopplin.

**Motion passed.**

There was discussion about how long to continue to use excess funds in the operating fund to balance the budget. The Finance Committee chair noted that when the time is right and the Board votes to

increase dues or increase the cost of seminars, funds from the operating fund will not be required to balance the budget.

### **Membership Report – Bill Bear**

Bill Bear reported that the Membership Committee continues its work to increase PAASD membership. Membership packets are still in progress.  
2022 membership: 137.

### **Education Committee Report – Scott Kopplin**

Report for 2022 educational offerings since last BOD meeting:

- September 30, 2022, Fall Conference class, *Hot Topics and Myths in Appraiser Liability*, was held in Deadwood, SD. The seminar was presented by Peter Christensen, Esq., and was sponsored by LIA Insurance Administrators. The seminar was a joint offering with the Wyoming and Western South Dakota Chapter of the Appraisal Institute and had a total of 53 in attendance.

Report for 2022 Supervisory/Trainee classes:

- Two *Training Course for Supervisory Appraisers and State-Registered Appraisers* with 22 total attendees were presented in 2022.

Preliminary report for the current 2023 annual meeting education:

- *COST VS VALUE*, instructed by Dean Hedrick, is a 4-hour class to be presented on Wednesday afternoon, March 8, 2023. There are 46 students registered.
- *Inconsistency: It's Hiding in Your Residential Appraisal*, an Appraisal Institute seminar instructed by Craig Steinley, is a 7-hour class to be presented on Thursday, March 9, 2023. There are 43 students registered.
- *Elimination of Bias and Cultural Competency for Appraisers – with Real World Relevance*, instructed by Peter Christensen, Esq., is to be presented on Friday morning, March 10, 2023. There are 46 students registered.

In addition to the Annual Meeting seminars, *Training Course for Supervisory Appraisers and State-Registered Appraisers* will be presented on Friday afternoon, March 10, 2023, with 5 students registered. Also attending the course are Scott Kopplin and Adam Lalim as co-teachers, and Brian Gatzke as an auditor.

Upcoming meetings and educational offerings:

2023 Fall Conference will be held in October – a location has not yet been decided and President Sandy deferred the decision to a later time.

The 2024 Annual Meeting and Education Event was discussed. Scott Kopplin volunteered to check out the Arrowwood Cedar Shore in Chamberlain as we had been told that some updates were being made to the hotel. There was also discussion about moving the Event back to the end of January or first part of February in 2024.

The decision was deferred until availability was ascertained. It seemed to be a general feeling that going back to the Ramkota venue in Pierre was not an option as the negative odor that permeated the conference hall was disturbing to many of the attendees.

### **Public Relations/Social Committee Report – Amy Frink**

- Auction will include an option for virtual as well as live participation.
- Dacotah Bank is the premier sponsor donating \$2,500 for the social event.
- PAASD and the SD Chapter of the ASFMRA will be responsible for the cost and distribution of their own drink tickets.
- Kim Larson (ASFMRA) and one PAASD member will be responsible for collecting payment for auction items.

Discussion followed regarding details of the conference event.

## **Special Committee Reports**

### **Government Affairs Committee – Craig Steinley**

- The dedicated Government Affairs Fund is currently above the minimum reserve amount set in policy.
- The Appraisal Certification Program’s new rules package in 2022 was a challenge for PAASD and for President Sandra Gresh. After several trips to Pierre by the PAASD Executive Committee to appear before the Legislative Review Committee to defend the profession and fight the changes that were considered adverse to real estate appraisers, compromises were made. The Advisory Council was not consulted in advance to vet any part of the new rules package presented by the Department of Labor and Regulation as had been the previous norm since the council was created. Lines of communication are once again open with the Appraisal Certification Program’s Executive Director and the council has now started to meet on a more regular basis.
- The Experience Training Program (ETP) will have new rules – part of the compromise PAASD had to make to get the State-Registered credential sundown date moved to September 30, 2023.

At this time, PAASD will take a ‘wait and see’ attitude before making a second attempt to codify the Advisory Council into law.

### **Website Committee – Craig Steinley**

The new Word Press website is now being constructed. It will be a total rebuild of the website.

### **Scholarship Committee – Sandra Gresh**

Chairman Sandra Gresh proposed some revisions to the PAASD Professional Scholarship application. To spark more interest in the Scholarship, she proposed taking off the requirement that an applicant be a member for two years. Also, her recommendation is to have more frequent awards with the ability to apply all year. She recommended that five awards be given during the year.

Motion: Marv Siebrecht moved to approve the scholarship application as recommended by Sandra. Seconded by Charlotte Deaver.

**Motion passed.**

One scholarship will be awarded to Brooke Newstrom at the March 9, 2023, PAASD Membership Meeting. The award was approved by the Scholarship Committee.

### **Old Business**

Policies and Procedures Manual: Sherry Bren and Mary Houk have been working through past minutes and PAASD bylaws to create the manual. A rough draft is being prepared and will be presented to the committee for input.

The Three-State Appraisal Institute Chapter: The Wyoming, North Dakota, and South Dakota Chapter – informally known as the WY/DAK Chapter – has received approval from the Wyoming and Western SD Chapter, the North Star Chapter, Region II, and Region III. All that remains is the National Board of Directors’ approval, which should be forth coming in the next week or two.

Appraisal Institute staff in Chicago will contact all those members in the North Star Chapter who are in eastern SD and ND to ask them if they want to remain with the North Star Chapter or if they choose to be in the Wyoming, North Dakota, South Dakota Chapter.

The Real Estate Summit: It was decided that the Real Estate Summit discussion will be pushed to Strategic Planning in June. Nothing has come together yet for the Summit.

Amy Frink and Bev Luke were given monetary assistance from the PAASD Board to attend the AARO conference in Washington DC in October of 2022. Both were very appreciative of the assistance and feel that attending the conference was extremely beneficial.

Amy noted that one of the highlights was being present when Sherry Bren received a “Lifetime Achievement Award” from AARO.

### **New Business**

Open positions on the PAASD Board of Directors were next considered.

There were two nominations for the two open 3-year Director positions and one nomination for the one open 2-year Director position, as follows:

- 2023-2026 Directors  
Kent Roe  
Bill Bear
- 2023-2025 Director  
Patrick Wyatt

As the number of open positions is the same as the number of applicants, an election was not required. The slate will be presented to be affirmed.

### **Adjournment**

Motion: Scott Kopplin moved to adjourn the meeting. Seconded by Marv Siebrecht.

**Motion passed.**

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Bev Luke  
PAASD Executive Secretary

### **Upcoming Events:**

**June 15-16, 2023** – Strategic Planning Meeting and Summer Board meeting.

**June 17, 2023** – Supervisory/Trainee Class

Fall Conference Location and Dates TBD