

PROFESSIONAL APPRAISERS ASSOCIATION OF SOUTH DAKOTA  
Summer Board of Directors Meeting  
Via Video Conference  
Thursday, June 7, 2007

Present Via Video Conference:

Sioux Falls:	Peggy Bergman	Watertown:	Bonnie Oletzke
	Bev Gehm		
	Jim Rysavy	Rapid City:	Clint Hall
	Denny Wagner		Scott Koplin
	Prentice Weaver		Craig Steinley
			Rita Washechek
Aberdeen:	Amy Frink		Debbi Williams
	Ryan Mohr		Bev Luke

President Craig Steinley called the meeting to order at 10:05 a.m. CDT.

Jim Rysavy moved and Denny Wagner seconded a **motion to approve the minutes as written from the Board Meeting of 01/16/2007. Motion carried.**

President Steinley noted that the Directors unanimously approved the Executive Secretary's contract and reimbursement for classes via email in January 2007. The Executive Secretary's contract will run until January 31, 2008.

**STANDING COMMITTEE REPORTS:**

**Finance: Treasurer Rita Washechek, Chairman. Peggy Bergman, Prentice Weaver, and Ryan Mohr, committee members.**

- 1) Treasurer's report: May 31, 2007, net surplus is \$12,841.76 year-to-date (Treasurer's reports attached).
- 2) Rita reported that 2006 and 2007 accounting has been entered into the new Quik Books software and is up to date.
- 3) The PayPal credit card plan was discussed and a **motion was made by Peggy Bergman and seconded by Jim Rysavy to poll the membership to see if there is enough interest in offering a credit card option. Motion was unanimously approved.** This poll will be done by email and a report will be given at the October board meeting.
- 4) Discussion was held on a PAASD owned computer. After several ideas were talked about, the item was moved to new business.
- 5) The proposed 2007 was presented. **Rita Washechek moved and Debbi Williams seconded the motion to accept the Budget as written. Motion was unanimously approved.**

**Membership: Bonnie Oletzke, Chairman. Bev Gehm, Scott Koplin, and Denny Wagner, committee members.**

After much discussion regarding ways to stimulate interest in joining PAASD, it was moved by Bonnie Oletzke and seconded by Prentice Weaver to send a flyer explaining the benefits of PAASD membership to non-members (using Sherry Bren's mailing list) and encouraging them to join without cost for the balance of 2007 if they pay \$95 for 2008 membership now. Motion was unanimously approved.

**Education: President Elect Ryan Mohr, Chairman. Debbi Williams, Randy Vance, Clint Hall, and Marly Konstant committee members.**

- 1) A recap was given of class attendance offered in Mitchell at the Annual Meeting.

<i>USPAP Update Course:</i>	103
<i>Litigation Skills for the Appraiser:</i>	31
<i>Liability Management for Residential Appraisers:</i>	53
<i>ASFMRRA offerings:</i>	33

- 2) The October class offering will be the Appraisal Institute Course, *Residential Design and Functional Utility*, which will be taught by Mark Smeltzer. The date has been set for October 5, 2007, and it will be held at the Spearfish Holiday Inn. It was noted that registration can be done online. An invoice will be printed with instructions to mail it and a check to the PAASD office.

3) The courses offered at the January 2008 Annual Meeting will be:

Wednesday: *Most Common USPAP Violations in Multifamily Appraisals*

Craig Steinley, Instructor

Thursday: *National 7 Hour USPAP Update Course – Appraisal Institute Offering*

Friday: *Most Common USPAP Violations in Narrative and Non-Residential Reports*

Ken Simpson and Thad Rogers, Instructors

**Ryan Mohr made a motion to approve the classes for January 2008 with Clint Hall seconding the motion.**

**Motion carried with unanimous approval.**

**Legislative: Craig Steinley, Chairman. Randy Vance, Peggy Bergman, Terry Leibel, and Jim Dunlap committee members.**

1) Balance remaining in Legislative Fund: \$1,028.19 after all expenses. Savings account will be dedicated as the Legislative Fund.

2) HB1275 – Liability Limiting Legislation Initiative was successfully passed.

3) It was noted that all monies spent to pay the lobbyist, Barry Wilfahrt, and to cover expense for the successful initiative came from donations from appraisers and proceeds from the Silent Auction and Raffle held at the Annual Meeting in January 2007. **Bonnie Oletzke moved and Rita Washechek seconded the motion to have PAASD match ASFMRAs \$1,600 donation to the dedicated Legislative Fund. Motion carried unanimously. This donation to the Fund will be made immediately.**

4) Discussion was held regarding the Appraiser Pressure Legislation that some other states have initiated. Barry Wilfahrt has agreed to work for PAASD for the same fee as for HB1275. (See attached Legislative Report). It was noted that violations of this law, if passed, would be a criminal offense. Therefore, an individual appraiser would not spend untold monies trying to enforce its intentions. **Jim Rysavy moved and Scott Koplun seconded the motion to have the LRC (Legislative Research Committee) proceed to research and draft a bill. No money would be spent at this time, but the Public Relations Committee would work with the Mortgage Brokers Association, the Banking Commission and the REALTORS as their support will be helpful. The motion carried unanimously.**

**Public Relations: Peggy Bergman, Chairman. Amy Frink, Jim Rysavy, and Clint Hall committee members.**

1) The Assessors Convention was held in Aberdeen and Ryan Mohr spoke to their membership, thanking them for all they do. The PAASD donation of \$1,000 for the President's Reception was appreciated.

2) The proposed memorial plaque for deceased PAASD members was tabled until the October meeting.

3) The proposed dedicated telephone number/line for PAASD was tabled until October meeting. One suggestion will be for a low-dollar cell phone plan that can follow PAASD to all future Executive Secretaries.

## **SPECIAL COMMITTEE REPORTS:**

**Board Liability Insurance: Jim Rysavy, Chairman. Bonnie Oletzke and Peggy Bergman, committee members.**

After researching the current insurance in place with Allied Insurance, it was suggested PAASD keep this coverage as it protects the organization against fraudulent monetary issues. An additional insurance policy is needed to cover Officers and Directors for liability concerning PAASD issues. The policy will probably have a premium between \$1,000 and \$1,200 per year. Jim Rysavy will get more quotes and report back.

**Website: Craig Steinley, Chairman. Marly Konstant, Clint Hall and Amy Frink, committee members.**

We will be about \$300 over budget for 2007 if we add no more expense and just pay the monthly maintenance fees for the website. Two upgrades were discussed:

A) \$245 cost to allow someone to search for *type* of appraiser. One could search for a Residential, an Agricultural or a Commercial Appraiser, when searching by county.

B) \$840 cost to create a Private Members Section where appraisers could leave lender comments, good and bad.

The discussion that followed had all in favor of the first upgrade, but none for the second.

**Sales Concession: Prentice Weaver, Chairman.**

Prentice reported that he has had no communication with John Haeder, who originally suggested this topic. His suggestion is to put the issue to rest at this time.

#### OLD BUSINESS:

No payment was made for Officers and Directors attending the January 2008 meeting. The stipend the board members had been receiving for attending meetings during conferences had been stopped by executive decision until the Board could take further action. **Rita Washechek made a motion, with Debbi Williams seconding, to stop the reimbursement for Board Meetings at the Annual Meeting and Fall Conference events. Motion carried unanimously.**

#### NEW BUSINESS:

The 2007 Fall Conference will be held in October. The Board meeting is tentatively scheduled at the home of Marly Konstant in Spearfish on October 4, 2007. The class will be offered on Friday, October 5 at the Spearfish Holiday Inn.

**Jim Rysavy made a motion to purchase a laptop computer from Bev Luke for PAASD use for \$500, to purchase an external hard drive for approximately \$100, and to set up a replacement fund of \$300 a year for future technology purchases. Bonnie Oletzke seconded the motion. Motion carried unanimously.**

**Jim Rysavy moved to have PAASD purchase liability insurance – premium amount of up to \$1,200 – and Rita Washechek seconded the motion. Motion carried unanimously.**

**Debbi Williams moved to approve the first suggested update for the website which would make it possible to search for an appraiser by residential, agricultural, or commercial when searching by county. Denny Wagner seconded the motion and it carried unanimously.** For clarification: \$245 approved for upgrade search while the option of the Private Member Section where lender comments could be made was not approved.

There being no further business, **Scott Koplín moved to adjourn with Jim Rysavy seconding the motion. Motion carried and meeting adjourned at 11:55 a.m. CDT.**

Respectfully Submitted,

Bev Luke  
PAASD Executive Secretary