

NCPAC Board of Directors Meeting  
February 9, 2016  
Raleigh, NC (Winston's Grill)  
12:30 PM-2:45 PM

**Present:** Cam Coley, President; John Noonan, Vice President; Valerie Lanier, Secretary; Dwight Vinson, Treasurer; Martha Schiltz, Administrative Assistant; Board Members: Doug Winner, Cory Gore, Mike Holt, and Steven Craddock by telephone for a vote.

**Absent:** John Palmer; Steven Craddock; Curtis West; Anne Baum; Graham Smith; David DesChamps

**Board Member Appointment**

The meeting was begun by Cam with the appointment of Doug Winner as a Board Member to take Lauriette West-Hoff's position following her resignation. With a phone call to Steven Craddock a quorum was obtained for the vote. Doug was unanimously accepted as a new Board Member.

**Minutes**

The minutes for January 2016's Conference Call meeting were approved and accepted by all.

**Website**

The goals of the NCPAC website were reviewed. The website should provide pertinent appraisal news to our members. The website should allow for payment of dues, conference fees, etc. Martha will send out a survey to Board Members requesting information about the pros and cons of our current website, which will then be sent to the website committee members. The current website being considered for NCPAC use is GoDaddy. John Noonan will talk with Curtis about relinquishing ownership of the current NCPAC domain name to be owned by NCPAC.

**Miscellaneous Items**

Doug Winner mentioned that he had books ready to deliver to NCAB for the NCPAC Library and arrangements were made for their delivery. A request was made that Martha should send out another notice requesting more donations with the theme of "spring cleaning" and/or downsizing to a paperless office. Doug stated that older appraisal books can have historical significance and relevance in providing information on how to appraise in special situations such as recessions, natural disasters, etc.

Cory Gore requested that the minutes reflect that he had designed the CDA pins being used for the CDA designations.

Valerie Lanier stated that she would get a card for Lauriette to demonstrate the Board's appreciation for her years of service on the Board. She'll bring the card to the next meeting for signatures.

John Noonan shared a recent article from Working RE on positive working relationships with AMCs. There was discussion of him completing an article for the NCPAC website or in a newsletter format.

Appraisal Nation was recently fined for late payments and promising fees for future assignments.

### **Treasurer Report, Dwight Vinson**

As of January 2016 the NCPAC bookkeeping system has changed to an accrual basis from a cash basis. NCPAC has so far earned about \$11,000 for 2016; sums of \$1,500 to \$2,000 per week have been collected for dues. He will have close-out numbers for 2015 at our March meeting.

### **Conference Report, Dwight Vinson**

Mark Stalcup is assisting with looking at facilities for the Conference. The new casino in Murphy is much smaller than the Cherokee Casino and does not have full-service restaurants, only fast food restaurants. The decision has not yet been made as to whether the Conference should be held at the Cherokee or Murphy Casino. The CDA continuing education will likely involve a tour of three rural counties to demonstrate the range of sale prices within the area.

### **February 9, 2016 NCAB Meeting**

Cam presented proposed rule changes at the NCAB meeting just prior to this date's NCPAC meeting. There was no feedback given at the time of the presentation. Cory suggested that Cam follow up with Roberta to see how she will proceed with the proposed rule changes.

Cory mentioned that the average closing of sales was now a minimum of 45 days due to the new TRID regulations. Some lenders are now collecting more money for appraisal fees to prevent delays in closing due to a request for a fee increase for complex appraisal assignments. LandSafe and Rels have now lost the protection of their respective banks. There has been a small reduction in the number of banks using AMCs. There was discussion about "technology" fees and are they really a "panel" fee. Should it be disclosed in the appraisal report?

### **Next Meeting**

The next NCPAC meeting will likely be a face-to-face meeting again following the NCAB meeting in Raleigh in March.

Meeting Adjourned.

Meeting minutes submitted by Secretary, Valerie Lanier