

NCPAC Board of Directors Meeting
Conference Call
January 18, 2016
9:30 – 11:00 AM

Present: President, Cam Coley; President-Elect, John Palmer; Vice President, John Noonan; Secretary, Valerie Lanier; Treasurer, Dwight Vinson; Steven Craddock; Christie Standish; Mike Holt; Graham Smith; David DesChamps; Ann Baum; Baldy Williams; Lauriette West-Hoff; Curtis West; and Martha Schiltz, NCPAC Administrative Assistant.

Absent: Cory Gore; Steven Maher

Agenda: Website; NCAB Proposed Rule Changes

NCPAC Website:

There was a discussion of the ongoing and recent website issues: the current website designer has not been responsive in a timely fashion to requests for assistance or changes needed; the appearance of the website is not optimal; recently an appraiser had difficulty on the website trying to become a member; another member had difficulty paying dues online through the website; and another member had difficulty signing on to the website. There was discussion as to whether or not NCPAC owned the code for the current website and if it could be transferred to a new website. There were suggestions from both Baldy and Christie that the new website should be started from scratch without reliance on the old website. We can use the old website to direct users to the new website. Steven Craddock reported he had purchased the domain name of NCPAC.US and that he would donate it free of charge to NCPAC if we need a new domain name. Currently Curtis owns the domain name of NCPAC.org. Ann reported that her husband, a videographer, might know of website builders who could be of assistance to NCPAC. Martha has been using Constant Contact for NCPAC email and Constant Contact also has website building services. Others have used GoDaddy successfully for websites. Christie also mentioned that the Bylaws in Section 3 would need to be reviewed when making the new website. Dwight made the motion, which was seconded by Mike and unanimously voted for, that the Board form a new committee called the Technology Committee; that this committee would develop a new website and that it would be operational within this calendar year. Steven Craddock, Christie Standish, and John Noonan each

volunteered to be a part of this committee. Cam suggested that the three decide who would be chair and inform him. Curtis West joined the meeting late, but also volunteered to be a part of this committee. The committee is to have a progress report available for our next in-person NCPAC meeting in February 2016.

Dwight Vinson and Christie Standish, as members of the NC Appraisal Board, recused themselves from the meeting prior to the discussion of the NCAB Proposed Rule Changes. Lauriette West-Hoff offered her resignation as an active Board member due to extenuating family circumstances and left the meeting at this point as well. Lauriette is a life time member and will receive notifications of all future NCPAC Board Meetings such that she can attend when she is able and willing. Curtis West joined the meeting at this point and a brief review of the meeting was made.

Peer Assistance Committee update: Curtis stated that NCPAC had provided assistance to an NCPAC member who recently was required to appear before the NC Appraisal Board.

NCAB Proposed Rule Changes:

Cam reviewed his rationale for rules to be proposed before the NCAB.

Proposed Rule #1 - AMCs engaging appraisers in appraisal assignments may not dictate an appraisal fee of any kind and must provide a copy of the engagement request with the "proposed request".

Proposed Rule #2 - AMCs must disclose to the appraiser what their fee to the client is for their services. Both the appraisal fee and the AMC fee must be disclosed in the Reconciliation section of the report so the client and consumer will have full disclosure of the fees.

There was extensive discussion regarding the proposed rules. Baldy reported that a similar rule as Proposed Rule #1 had previously been proposed to the NCAB and not accepted as a C&R (Customary and Reasonable) fee was not tied to a standard minimum fee, such as a Veterans Administration fee. There was discussion that appraisers are often their own worst advocate with fees by the acceptance of too low a fee as well as that there are AMCs and lenders who will always seek out and find the lowest fee appraisers available regardless of rules put into place. Baldy

emphasized that one of the best ways to notify the public (thus protecting the public's interest) is to have a law that REQUIRES appraisers to place the fee for an assignment within the appraisal report. The requirement eliminates the possibility of a lender or AMC excluding those appraisers who voluntarily quote their fee within the report and hiring only those appraisers who choose not to quote their fee within the report. Additionally, as this requirement has not passed in the past due to commercial appraisers being opposed to quoting a fee within the report, the rule should be for all residential appraisal reports. There additionally should not be any differentiation between reports for AMCs or lenders, but the requirement should be for ALL residential appraisals. Baldy agreed to assist Cam with the re-wording for the proposed rules; Cam will send out the revised proposed rules to the NCPAC Board for review prior to the NCAB February meeting, which is expected to occur on February 9, 2016. A motion was made to take the revised proposed rules before the NCAB; all voted in favor with no opposing votes. It was agreed that the proposed rules would not be shown to Roberta Ouellette in advance of the NCAB meeting.

Meeting Adjourned.

Minutes submitted by Secretary, Valerie R. Lanier.