

# Minutes

Proofed by Annette Hill: November 7, 2018

Board of Directors Meeting  
Property Records Industry Association  
11 a.m., ET, Wednesday, October 17, 2018  
Via Conference Call

Present for the call:

Larry	Burtness	President	<del>Yes</del>
Jerry	Lewallen	Vice President	Yes
Annette	Hill	Secretary	Yes
Zachary	Zaharek	Treasurer	Yes
Joyce	Mascena	At-large Director	No
Cathy	Recker	Director - Government	No
Diane	Swoboda Peterson	Director – Government	Yes
Chris	Walker	Director - Government	Yes
Elizabeth	Blosser	Director – Business	Yes
Charlie	Epperson	Director – Business	Yes
Jana	Miyasaki	Director – Business	Yes
Penny	Reed	Director - Business	Yes
Mark	Ladd	At-large Director	Yes
Richard	Bramhall	Advisory Council	No
Carol	Foglesong	Advisory Council	No
Steve	McDonald	Advisory Council	No
Marc	Aronson	Advisory Council	No
Kelly	Romeo	Advisory Council	Yes
Dan	Shmukler	Education	No
Liz	Kelly	Membership	No
John	Murphy	Membership	No
Gerald	Smith	Standards/Practices	Yes
Nakia	McFarland	Standards/Practices	No
Tim	Nanney	Governance	Yes
Ryan	Crowley	Governance	No
Carolyn	Ableman	PREP Coordinator	No
Stevie	Kernick	Chief Staff Officer	Yes
Mallory	Robinson	Administrative Support	No

13 **Call To Order**

14 President Larry Burtness called the meeting to order at 11:04 a.m., ET, and declared a quorum present.

15  
16 **Approval of the Consent Agenda**

17 Burtness explained that for each board meeting one item from the customary consent agenda will be  
18 removed and the report will be given orally. For September, the September financial reports have been  
19 moved to the regular agenda.

20  
21 ***On a motion by Charlie Epperson and a second by Mark Ladd, the board approved the consent***  
22 ***agenda as distributed.***

23  
24 **Financial Report - September 30, 2018**

25 Treasurer Zach Zaharek provided an update on the financials from September 30, 2018. Zaharek reviewed  
26 his responsibilities as treasurer. Weekly, he receives a list of checks for payment by PRIA to a variety of  
27 payees. He matches invoices with receipts or statements from vendors. He looks at the PRIA credit card  
28 statements and checks to be sure there are appropriate receipts for those charges.

29  
30 Recently PRIA was served with a subpoena that now requires an attorney for legal guidance. This is an item  
31 that was not budgeted for specifically but still is a necessary expense.

32  
33 As of September 30, 2018, PRIA has assets totaling \$793,308. Revenues are up by 14 percent over previous  
34 year while, at the same time, expenses are up by 88 percent. This increase in the expenses for the time  
35 period is based on the hotel bill from the Annual Conference being paid in different months.

36  
37 Membership dues are tracking significantly ahead of the year-to-date budget.

38  
39 Stevie Kernick said the letter of agreement to Joyce and Company for the 2017-18 annual review was  
40 signed on October 16 and she has been provided a series of documents to provide to the CPA.

41  
42 TowneBank has the paperwork with signatures required to open the investment account and the account  
43 was opened on October 16. Patti Gilbert, the TowneBank contact, is waiting for confirmation that all  
44 paperwork is in order, at which point, money will be transferred to purchase investments.

45  
46 **Old Business**

47 **Committee Chair Vacancy**

48 The Education Committee government co-chair position is currently vacant and a short list of potential  
49 candidates has been developed. Burtness is making calls to the candidates.

50  
51 **Strategic Planning – 2019**

52 Burtness said that the annual planning session is typically held at the site of the Annual Conference which,  
53 for 2019, is Antlers Resort, Colorado Springs, CO. The dates are April 24-25, with April 23 and 26 as travel  
54 days.

55

56 Some years PRIA has retained the services of a facilitator for the planning session and other years this  
57 session has been more of a self-assessment. In 2018 Rosalie Berg, Strategic Vantage, joined the board and  
58 key leaders for a marketing discussion.

59  
60 Jerry Lewallen suggested that distribution of PRIA's papers and products should be a point of conversation.  
61 Zaharek said that membership growth is critical to a healthy organization and should also be on the agenda.  
62

63 Swoboda Peterson suggested that a look at the committee chairs including the structure and current  
64 leaders would be a productive discussion. Burtness said that the current committee structure was  
65 established in 2016.  
66

67 Kernick suggested that one day be spent looking at the current state of the association, while the second  
68 day could look at the future to consider where the association should be going in the next three-to-five  
69 years.  
70

#### 71 Board Liaison Positions

72 Each board member who is not an officer is assigned to a committee liaison position. Burtness announced  
73 these appointments for 2018-19:  
74

- 75 1. Governance Committee: Mark Ladd, Elizabeth Blosser
- 76 2. Membership Committee: Charlie Epperson, Diane Swoboda Peterson, Cathy Recker
- 77 3. Education Committee: Penny Reed, Joyce Mascena
- 78 4. Standards & Best Practices Committee: Chris Walker, Jana Miyasaki

#### 79 80 Council of Advisors for 2018-19

81 Burtness announced his selection for Council of Advisors for 2018-19:  
82

- 83 1. Marc Aronson
- 84 2. Richard Bramhall
- 85 3. Carol Foglesong
- 86 4. Mark Ladd
- 87 5. Steve McDonald
- 88 6. Kelly Romeo

#### 89 90 PREP Realignment

91 This realignment for PREP is a deliverable for Strategic Vantage; however, decisions about how the  
92 realignment should happen is premature prior to a discussion with PREP co-chairs and the board liaisons  
93 for PREP (Education Committee liaisons).  
94

#### 95 Annual Conference Survey

96 Kernick gave an overview of the results of the Annual Conference survey. All the educational programs  
97 received favorable reviews - some were more popular than others. One comment did surface about the  
98 Blockchain program because the speaker was difficult to understand.

99 Survey responders do have the opportunity to offer topics for upcoming conferences and that information  
100 will be helpful to the Winter Symposium planning committee.

101  
102 **New Business**

103 **JEB – Uniform Real Property Acts**

104 PRIA received a query from R. Wilson Freyermuth, executive director of Joint Editorial Board (JEB), which is  
105 a consulting group comprised of members of the ABA Real Property Section, the American College of Real  
106 Estate Lawyers, the Uniform Law Commission and other groups. The JEB advises the Uniform Law  
107 Commission regarding the need for modification of existing uniform laws relating to real estate or the need  
108 for new real-estate related uniform law projects.

109  
110 He inquired about PRIA’s position on blockchain and its effect on the recording process. The officers have  
111 discussed an appropriate response and Burtness will reply to Freyermuth that PRIA has no formal position  
112 on blockchain but is monitoring the technology as it is deployed in the property records industry. PRIA will  
113 be glad to participate in a ULC study group if one is formed.

114  
115 The board concurred with this response.

116  
117 **MERS v. Clackamas County (OR)**

118 Both PRIA and iGO have been served with subpoenas to provide documents for this lawsuit brought by  
119 Clackamas Co., OR, et al v. MERS. Similar documents were requested and provided back in 2014 for the  
120 case of MERS v. Multnomah Co. (OR), that ultimately resulted in a deposition. This is an information-only  
121 issue for the board at the current time.

122  
123 **ULC and Electronic Notarization**

124 Pat Frye has asked for PRIA’s support on a ULC packet in support of electronic and remote notarization.  
125 Burtness reminded the board that the PRIA board approved an official position on electronic and remote  
126 notarization in December 2017.

127  
128 The position states, in part:

129  
130 *PRIA supports the timely adoption of legislation and administrative rules that encourage and facilitate the*  
131 *use of electronic notarization. We believe any future updated statutes or regulations should provide guidance*  
132 *regarding: (1) electronic notarization; (2) traditional in-person notarization, and (3) the emerging practice of*  
133 *online appearance, sometimes referred to as remote notarization. We further support the inclusion of private*  
134 *and public sector stakeholders in the rulemaking process.*

135  
136 Ladd said that the ULC has put together background and support materials to recommend an amendment  
137 to RULONA regarding electronic and remote notarization. This is standard operating procedure for the  
138 ULC. Lewallen said that it is encouraging that PRIA was contacted for its opinion. Elizabeth Blosser  
139 suggested that this could be an opportunity to promote electronic recording, as well.

140  
141 Ladd will draft the letter back to the ULC and distribute it to the officers’ group. Blosser, Jana Miyasaki and  
142 Penny Reed will work with Ladd on the draft.

144 **Deliverables**

145 The meeting profiles for 2021 conferences are generated and were sent to the meeting planning  
146 department at IMI.

147

148 The RJID work group has formed and will be meeting in the next few weeks.

149

150 The IRS liens project posed by Pierce Co., WA, is in Ladd's hands and he reported that Wisconsin also raised  
151 a similar question about these liens.

152

153 **Next Meeting**

154 The next regularly scheduled meeting of the board in November falls on the Wednesday before  
155 Thanksgiving. Burtness asked the board's pleasure on meeting on this date or changing to a more  
156 convenient date. The consensus was to go forward with the November 21, 2018, board call.

157

158 **Adjournment**

159

160 The meeting adjourned at 11:56 a.m., ET.

161

162 Larry Burtness, president

Stevie Kernick, recording secretary