

## Minutes

Proofed by Gerald Smith: December 23, 2020

Board of Directors Meeting  
Property Records Industry Association  
11 a.m., ET, Wednesday, December 16, 2020  
Via Conference Call

Present for the call:

Jerry	Lewallen	President	Yes
Annette	Hill	Vice President	Yes
Gerald	Smith	Secretary	Yes
Brian	Ernissee	Treasurer	Yes
Brandon	Krause	Director - Government	Yes
Kyle	Quackenbush	At-large Director - Government	Yes
Sharon	Martin	Director - Government	Yes
Chris	Walker	Director - Government	Yes
Elizabeth	Blosser	Director - Business	Yes
Dan	Shmukler	Director - Business	Yes
Jana	Miyasaki	Director - Business	Yes
Penny	Reed	Director - Business	Yes
Larry	Burtness	Immediate Past President	Yes
Mark	Ladd	Advisory Council	Yes
Charlie	Epperson	Advisory Council	Yes
Carol	Foglesong	Advisory Council	Yes
Steve	McDonald	Advisory Council	Yes
Marc	Aronson	Advisory Council	No
Kelly	Romeo	Advisory Council	No
Diane	Swoboda Peterson	Advisory Council	Yes
Brent	Blankenship	Education	No
Dan	Crank	Education	No
Liz	Kelly	Membership	Yes
John	Murphy	Membership	No
David	Rooney	Standards/Practices	Yes
Nakia	McFarland	Standards/Practices	No
Ryan	Crowley	Governance	No
Christi	Adams	Communications	Yes
Michael	Miller	Communications	No
Carolyn	Ableman	PRIA Local Coordinator	Yes
Stevie	Kernick	Chief Staff Officer	Yes

## **Call to Order**

President Jerry Lewallen called the December 16, 2020, meeting of the PRIA Board of Directors to order at 11:04 a.m., ET, and declared a quorum present.

## **Consent Agenda**

***On a motion by Sharon Martin and a second by Brandon Krause, the board accepted the December 16, 2020, consent agenda as distributed.***

## **November 30, 2020, Financial Reports**

Stevie Kernick, chief staff officer, provided an update on PRIA's financial position. She noted the association's cash position, per the balance sheet, which is better than the same period for the previous year.

The key metric for 2020-21 is revenue for membership dues. COVID made the projection on revenue for the fiscal year difficult to ascertain. The good news is that dues revenue is just \$3,795 less than the same period in 2019-20 and has already exceeded the projected dues revenue for the entire 2020-21 fiscal year.

Krause said he is working with the Membership Committee on a pilot program for Michigan to make personal contact with non-member registers of deeds and invite them to become members of PRIA. If this personal contact works well in Michigan, it will be expanded to other states where there is a volunteer willing to take the lead.

## **Old Business**

### **Strategic Planning**

Lewallen noted the next board strategic planning meeting is scheduled for December 18, 2020, and will address board duties and responsibilities, membership status, succession planning and board member recruitment.

Foglesong suggested that the agenda for December 18 is aggressive and another meeting may be needed to address succession planning and board member recruitment.

### **2021 Strategic Planning**

Lewallen acknowledged this is the time of year when we would be planning for an in-person strategic planning session for the spring. Kernick said based on the size of the group and the number of sleeping rooms needed, finding hotel space on short notice should not be a problem.

Lewallen asked whether government budgets for travel would be cut in 2021 and prevent some board members from participating in an in-person meeting. Dan Shmukler observed that there are still many unknowns about the pandemic situation for the spring. Chris Walker said there have been no changes made to her office budget. Martin also said there are no restrictions on her budget.

The private sector, however, may have travel restrictions. Penny Reed said Wells Fargo has curtailed travel through June 30, 2021. Steve McDonald suggested that pushing this later in the year might be more valuable. Reed suggested there also be a virtual component provided for strategic planning.

Lewallen said the board will revisit this in the first quarter of 2021.

#### Board Orientation

Lewallen had comments from several board members about the orientation offering a good overview of how PRIA functions. There were no additional comments from the board.

#### Advocacy Policy

The draft Advocacy Policy was introduced during the November 18, 2020, board call and there was a recommendation to have a legal review of the policy prior to approving. Kernick sent the policy to Zach Zaharek for feedback and he offered a number of suggestions. The policy-drafting group will meet again to consider those suggestions.

#### Calls to Non-renewals

Calls to non-renewals have been completed and the results will trickle in over the next month. As of December 16, there have been seven renewals based on those calls totaling \$4,085.

#### New Business

##### Transparency Statement

Lewallen said this statement has been circulated among the board members for input. He questioned the use of “taxing” in the opening paragraph and whether that term needs to be included in this statement since not all recorders are involved with taxing. Foglesong said that in a number of states there is a taxing element. Mark Ladd said he thinks including a reference to taxes would be open to misinterpretation.

Gerald Smith said he thought a reference to the “taxing of property” would align with most recorders.

PRIA brings together participants in the property records industry, including government officials, associations and businesses which provide processes or services relating to the functions of recording and maintaining documents affecting real estate and the taxing of property.

Change to “property ownership” and eliminate “taxing.”

Lewallen asked board members to read the document carefully and understand the intent. The board has been questioned during the past year about its commitment to transparency so this statement is important in defining the exact views of the board.

The board needs to determine if this is a policy, a statement or a position. If a policy, it should be added to the Operating Rules.

***On a motion by Blosser and a second Smith, by the board voted to change “statement” to “policy,” modify the first paragraph and then accept, subject to Style Committee review.***

### State-by-State

The state-by-state redaction chart will require additional review because the hyperlinks to statutes are not all embedded to the correct state. Approval to post tabled until January 20, 2021.

### Annual Review 2019-20

Kernick reported the Financial Oversight Committee had met to analyze the 2019-20 Annual Financial Review. The committee decided against recommending a transfer of funds to the Reserve Account because, at the time they were meeting, the status of the 2021 Winter Symposium was still undecided.

The committee also reviewed the first quarter financials but did not make any recommendations for adjustments to the budget.

***On a motion by Martin and second by Annette Hill, the board unanimously accepted the 2019-20 Annual Review as presented by the CPA.***

### ESRA Dues Paid

The Electronic Signature and Records Association (ESRA), of which PRIA is a member and represented by Marc Aronson, offered a two-year membership dues package with a 15 percent total discount. The officers approved the two-year membership for \$1,700.

### Papering Out

The work group that drafted the Papering-out Paper is requesting approval by the board to publish the paper for 30-day comment.

***On a motion by Blosser and a second by Krause, the board approved publication of the Papering-out Paper for 30-day review.***

### SECURE Act

PRIA has been asked to sign on to an ALTA letter to congressional leadership in support of the SECURE Act, as part of the COVID relief. NAR, tech companies, ESRA, ALTA, AFSA are among the entities signing on to the letter. Kernick said she had reached out to Marc Aronson and Mark Ladd for feedback on the legislation and they concurred that PRIA should support the act.

Ladd questioned whether this federal bill will be effective, but it will probably get the legislation moving forward. PRIA had signed on to similar letter in the spring.

***On a motion by Ernissee and a second by Jana Miyasaki, the board approved signing the letter in support of the SECURE Act.***

### Daniel's Law

Shmukler reported on New Jersey legislation, Daniel's Law, which would protect property addresses of judges. The Redaction Work Group has discussed this and recognizes the problems involved with this level of redaction.

Blosser said there is also a federal bill called Daniel's Law for which ALTA has developed comments. Lewallen said this topic is about shielding records for selected public officials.

Discussion of the topic in more detail will move to the January board meeting.

### **Board Deliverables**

There were no outstanding deliverables to report.

### **Next Meeting**

The next meeting of the Board of Directors is scheduled for Wednesday, January 20, 2021, at 11 a.m., ET.

### **Adjournment**

The meeting adjourned at 12:12 p.m. ET.

Jerry Lewallen, president

Stevie Kernick, recording secretary