

Minutes

Proofed by Gerald Smith: March 8, 2021

Board of Directors Meeting
Property Records Industry Association
11 a.m., ET, Wednesday, February 17, 2021
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	No
Charlie	Epperson	Advisory Council	No
Carol	Foglesong	Advisory Council	Yes
Steve	McDonald	Advisory Council	Yes
Marc	Aronson	Advisory Council	Yes
Kelly	Romeo	Advisory Council	Yes
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	Yes
Ryan	Crowley	Governance	No
Christi	Adams	Communications	No
Michael	Miller	Communications	No
Carolyn	Ableman	PRIA Local Coordinator	Yes
Stevie	Kernick	Chief Staff Officer	Yes

Call to Order

President Jerry Lewallen called the February 17, 2021, meeting of the PRIA Board of Directors to order at 11:02 a.m., ET, and declared a quorum present. He thanked everyone for participating.

Consent Agenda

On a motion by Sharon Martin and a second by Gerald Smith, the board accepted the February 17, 2021, consent agenda as distributed.

Old Business

Year-end Projections

Stevie Kernick, chief staff officer, provided an update on PRIA's financial position. The January 31, 2021, financial report marks the halfway point in the association's fiscal year. Based on early projections, she reported a potential \$50,000 net revenue at year-end (July 31, 2021). The budgeted year-end projection was a loss of \$22,000.

2021 Winter Symposium

Kernick reported the 2021 Virtual Winter Symposium would have the highest number of government attendees ever to attend a PRIA conference. Sharon Martin attributed this to the registration cost of just \$89.

Kernick reported the Winter Symposium statistics, as of February 14, 2021.

Conference Reports

Board of Directors

	2017 Winter, Albuquerque, MN	2017 Annual, Nashville, TN	2018 Winter, New Orleans, LA	2018 Annual, Providence, RI	2019 Winter, Greenville, SC	2019 Annual, Colorado Springs, CO	2020 Winter, Austin, TX	2020 Virtual Annual Conference	2021 Virtual Winter Symposium
Pre-registration - Govt.	88	114	123	108	97	136	139	137	161
Pre-registration - Bus.	80	100	100	81	77	73	89	55	61
Guests	4	4	5	11	4	15	3	NA	NA
First-timers	32	63	46	46	38	64	54	52	59
First-timers from previous conference		8	9	8	6	3	11	13	12
Non-members	4	11	10	9	3	6	10	14	6
State new member special			6	0	2	3	4	NA	NA
County Tour	74	101	112	89	88	106	92	NA	NA
# Sponsoring Comp.	16	18	17	17	17	17	18	13	16
Sponsorship Amt.	\$32,675	\$47,375	\$54,450	\$42,800	\$36,800	\$53,200	\$54,700	\$12,400	\$16,150

Community Forum

Kernick said the Code of Conduct for the website Community Forum was updated based on the board's input during the January 20 meeting. The Code of Conduct is now live on the Community Forum and several work groups are actively using the forum as a means to locate the most recent updates to working draft of papers. Staff plans to launch the forum for all members in March.

ALTA's PRIA Liaison Group

Gerald Smith is the PRIA government representative to this new ALTA work group. Lewallen acknowledged PRIA and ALTA have many similar interests and this new group is designed to address those common concerns. The ALTA PRIA Liaison Group will hold meetings coinciding with PRIA's conferences. ALTA specifically requested a government volunteer from PRIA to sit on this work group. Elizabeth Blosser said one goal of the new group is to build on the existing relationship between ALTA and PRIA and their respective members.

ULC Mortgage Modification Study Committee

Penny Reed will represent PRIA on the ULC Mortgage Modification Study Committee. The first meeting is February 17, 2021. There are a patchwork of state laws around loan modifications, and when the pandemic ends, there will be a wave of modifications, foreclosures and refinancing. Not only is new model legislation needed, but also model executive orders to prepare for the 3rd and 4th quarters of this year.

Any wave of modifications will lead to an increase in the number of recordings. According to the MBA, the level of serious delinquency is four times the normal number.

Redaction Updates

There has been discussion at the board level on the subject of redaction. Government members of the Redaction Work Group have reviewed ALTA resources and recommended several modifications. The ALTA committee drafting the documents agreed to the changes and those documents were sent to the board yesterday, separately.

Because more than half the states in the country are proposing some form of redaction legislation now, it is important to get this information, including best practices and talking points, out for our members to use as a resource.

Carol Foglesong expressed her appreciation to Blosser for getting approval from ALTA on the PRIA recommendations.

Lewallen asked the board if they were comfortable with the documents and would approve a co-branding marketing effort with ALTA. Blosser said a third document was one to be used at the federal level. Smith said Missouri is one of the states currently negotiating redaction legislation with legislators. The talking points would be very helpful for the Missouri recorders.

On a motion by Smith and a second by Reed, the board approved PRIA co-branding the ALTA talking points for distribution to the membership.

New Business

Papering-out Educational Paper

Ernissee asked if this paper was educational, a white paper or a position. Jana Miyasaki said that the paper is both educational and a white paper.

Marc Aronson said since there is a session on papering-out at the Winter Symposium which he will be moderating, there may be comments from that session that the board should consider post-conference.

Following discussion, Ernissee withdrew his initial motion to approve the paper for publication.

When the papering-out work groups meets a final time, they should also decide what “type” of paper this should be.

New Recorders Guide

Foglesong reported that the taskforce working on this project gathered resources from Indiana and Washington state associations and retooled them for a national scope. A new recorder glossary was also developed.

On a motion by Brandon Krause and a second by Larry Burtness, the board approved the New Recorders Guide and Glossary for publication following a Style Committee review.

Membership Meeting Format

All board members should participate and have their video cameras on during the Membership Meeting on Thursday afternoon for the final program of the Virtual Winter Symposium. Some board members will be asked to provide reports.

Foglesong suggested a call for co-chairs on the disaster preparedness work project be put out during this meeting. The website and community forum will be addressed.

Board Deliverables

There were no outstanding deliverables to report.

Other Business

Ernissee acknowledged that board members are not usually co-chairs of work group projects but he has an interest in disaster recovery and would accept the business co-chair position for that project, if a volunteer is needed.

Next Meeting

The next meeting of the Board of Directors is scheduled for Wednesday, February 17, 2021, at 11 a.m., ET.

Adjournment

The meeting adjourned at 12:10 p.m. ET.

Jerry Lewallen, President

Stevie Kernick, Recording Secretary