

Minutes

Proofed by Gerald Smith: December 3, 2021

Board of Directors Meeting
Property Records Industry Association
11 a.m., ET, Wednesday, November 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	No
Sharon	Blount-Baker	Director - Government	Yes
Teresa	Kiel	Director - Government	Yes
Elizabeth	Blosser	Director - Business	Yes
Dan	Shmukler	Director - Business	No
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	No
Marc	Aronson	Advisory Council	No
Kelly	Romeo	Advisory Council	Yes
Diane	Swoboda Peterson	Advisory Council	Yes
Brent	Blankenship	Education	No
Dan	Crank	Education	No
Liz	Kelly	Membership	No
John	Murphy	Membership	No
David	Rooney	Standards/Practices	Yes
Nakia	McFarland	Standards/Practices	No
Ryan	Crowley	Governance	No
Staci	Hoffman	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 November 17, 2021, meeting of the PRIA Board of Directors to order at 11:03 a.m., ET, and declared a quorum present.

Consent Agenda

On a motion by Teresa Kiel and a second by Penny Reed, the board accepted the November 17, 2021, consent agenda as distributed.

First Quarter Financial Report

Stevie Kernick, chief staff officer, provided an overview of the first quarter financial report (October 31, 2021). She noted dues revenue to-date is \$8,250 lower than the same point in the previous year although revenue for government dues is higher, while business dues are lower. There are several renewals anticipated which will boost the dues revenue for business. In addition, the dues revenue to-date is higher than budgeted, although she reminded the board that monthly budgeted revenue and expenses are a benchmark only and calculated based on activity during the same period in the previous year.

On the Balance Sheet, Kernick noted the checking account balance of \$294,000, which is over the FDIC insurance level by \$44,000; however, the hotel bill for the Annual Conference is about to be paid and following that payment, the balance will be under the \$250,000 FDIC limit.

The pre-paid expense on the Balance Sheet is a deposit to the Westin Fort Lauderdale, site of the 2022 August Annual Conference.

For better accountability, new revenue accounts have been added to the Chart of Accounts to distinguish between in-person conference revenue and virtual conference revenue.

A final note was the increase in unrealized investment gain over the previous year.

Old Business

New CSO

Kernick said her replacement has been hired by IMI and will start on December 1. His name is Jim Thompson, and he has over 20 years' experience working with associations, most recently with an Association Management Company. He will attend the strategic planning meeting and Winter Symposium where he will be introduced to the membership, in person.

Strategic Planning

Lewallen said he had received a request for assistance to support the cost of additional hotel rooms for the nights of strategic planning. Officers considered this request and determined this was not an appropriate use of association funds that have not been budgeted. A few years ago, the association did support hotel room nights for strategic planning because there were funds allocated for a facilitator that were not going to be spent.

Brandon Krause asked what the projected cost would be and if there could be a budget amendment made. Lewallen said that could be considered for the next fiscal year but there would need to be a policy established in terms of who would be eligible and for how many nights.

Krause said this would be helpful for many government members and allow them to attend the strategic planning session when they don't necessarily have the funds available.

Diane Swoboda Peterson said she was the person asking about this support. It is difficult for her to petition for additional nights for strategic planning over and above the nights for the conference. She said that PRIA has the money in reserves to pay for this.

Dan Shmukler said it is not only the government leaders who have difficult with additional funds for travel. Many of the businesses are also tightening budgets for travel.

Lewallen said the officers also acknowledged that by piggybacking on a conference the cost of travel for a stand-alone planning meeting are eliminated.

Larry Burtness suggested that support could be considered in a "hardship" situation for leaders wanting to attend the strategic planning meeting but lacking the funds.

This topic will be addressed as part of the budgeting process for 2022-23.

eRecording Reports

Lewallen said at the October board meeting, Reed had made a comment about PRIA's monthly eRecording reports and the desire for additional information to be included with the reports.

Reed said the PRIA reports list eRecording jurisdictions but there is no tracking for whether an electronic document can be submitted to a county but printed for recording.

Lewallen said this would need to be handled on a county-by-county basis rather than by state. It would require surveying/calling every county to determine their status. PRIA does not have the bandwidth to handle this type of project.

Reed said the ability to convert to tangible document is determined at the state level. There are counties in states that have a tangible document provision in their statutes but still won't accept a document electronically and then printed.

New Business

20th Anniversary

Kernick reminded the board that 2022 will mark PRIA's 20th anniversary and the Communications Committee has agreed to take the lead role on planning recognition for the milestone.

2022 Winter Symposium Planning

Theme

The 2022 Winter Symposium theme is *Celebrating the Past – Imagining the Future* and incorporates the 20th anniversary logo.

Conference App

Kernick reported on the conference app for the Winter Symposium. Staff is recommending a two-year contract with RD Mobile (app is Eventsential), which includes two conferences a year and a \$1,000 discount bringing the total cost for four conferences to \$9,000. The cost will be amortized over the fiscal years covered by each of the conferences.

On a motion by Shmukler and a second by Brian Ernissee, the board voted to purchase the Eventsential conference app for four conferences for a total of \$9,000.

This app will be used through the Annual Conference in 2023.

Papers for Review

The *eNotarization FAQ* paper is ready for publication pending review by the Style Committee.

On a motion by Annette Hill and a second by Reed, the board voted to approve the eNotarization FAQ paper for publication.

Kernick said she was withdrawing the *Interstate Recognition* paper for approval for 30-day comment. Additional edits have been received from a member of the work group which she received yesterday. She said the paper could be held until the December board meeting or the board could vote electronically to post the paper for 30-day comment.

Elizabeth Blosser said interstate recognition is a pressing topic and recommended an electronic vote by the board.

Kernick will send the updated paper to the board for electronic approval to post for 30-day comment. She said the section that had been changed states a PRIA position, so she wants to be sure the board is comfortable with that position.

Carol Foglesong informed the board that the *Redaction Best Practices* paper, updated from 2014, is ready to post for 30-day comment. Several major sections were excerpted from the original 2014 paper and were published as stand-alone papers making the revised paper more easily digestible.

On a motion by Reed and a second by Sharon Blount-Baker, the board approved the Redaction Best Practices paper for 30-day comment.

Board Deliverables

Kernick said there was nothing of note to report.

Other Business

Reed reported that the ULC Mortgage Modifications drafting committee would meet again on December 14.

Blosser said the first meeting of the ULC drafting committee on restrictive covenants is set for January 20, 2022.

Next Meeting

Lewallen wished a Happy Thanksgiving to everyone. The next meeting of the Board of Directors is scheduled for 11 a.m., ET, Wednesday, December 15, 2021.

Adjournment

The meeting adjourned at 12:03 p.m., ET.

Jerry Lewallen, president

Stevie Kernick, recording secretary