



Appraisal Section

2023 Board of Directors Briefing

Virtual Meeting

Friday, November 18, 2022

11am-12:00pm

<https://us02web.zoom.us/j/82268534961?pwd=QTZIRTE4SWg5YVVDMlBvays4ZG0rdz09>

I.	Welcome	Marcella Coley, Chair
II.	Board of Directors Duties	Denise Daly, Staff Liaison
III.	Bylaws Review	Marcella Coley
IV.	Review of 2023 Budget	Marcella Coley
V.	2023 Membership	Denise Daly
VI.	PAREA Update	Pam Melton
VII.	2023 Goals & Objectives	Marcella Coley
VIII.	Adjourn	

Mission Statement

Promotes the appraisal profession and its image to elected and appointed public officials, the users of appraisal services and the general public. The Section represents appraisal issues before NC REALTORS® policy-making committees and initiates discussion and analysis of issues affecting professional appraisers within the real estate industry. In partnership with the National Association of REALTORS® and NC REALTORS®, the Section monitors the actions of state and federal governmental bodies to protect the public trust in the appraisal process.



Appraisal Section

Core Duties of the Board of Directors

- **Attendance is required at all three (3) yearly Section membership meetings**
- **Attendance is required at all three (3) yearly Board of Directors meetings**
- **Ensure the Section carries out its Mission**
- **Ensure the Section abides by its bylaws and propose revisions as needed**
- **Review of the Section's annual budget**
- **Determine the annual dues for the upcoming year**
- **Provide feedback to Chair regarding yearly goals and objectives**
- **Strengthen the Section's services**
- **Discuss education offerings for Section members**
- **Assist in recruiting members**



2023 Events

Maximize your membership value through networking at these upcoming events.

Dates and locations subject to change due to in-person restrictions and guidance. For the most up-to-date details, visit ncrealtors.org/network.

VISION QUEST/WINTER LEADERSHIP MEETINGS

January 23 – 27, 2023

Embassy Suites Charlotte-Concord Golf Resort and Spa | Concord, NC

Kick off the year with leadership training to help you effectively lead in your association, workplace and community.

INAUGURAL INSTALLATION

January 26, 2023

Embassy Suites Charlotte-Concord Golf Resort and Spa | Concord, NC

Celebrate the installation of 2023 President Leigh Brown and leadership of NC REALTORS®.

CE AT SEA CRUISE

February 5 – 12, 2023

Eastern Caribbean

Explore the Eastern Caribbean with your NC REALTORS® peers and complete your CE.

LEGISLATIVE MEETINGS

March 27 – 29, 2023

Sheraton Raleigh Hotel | Raleigh

Join your peers, speak to your legislators and learn more about issues impacting REALTORS® and the North Carolina real estate industry. Legislative Day Visits will be on March 29.

REGIONAL AE CONFERENCE

July 15 – 18, 2023

The Main (Hilton) | Norfolk, VA

This event provides AEs & association staff opportunities to learn and network with peers from North Carolina, Georgia and Virginia.

STATE OF REAL ESTATE & NC REALTORS® COMMITTEE MEETINGS

September 12 – 14, 2023

Virtual

The 2023 State of Real Estate is a virtual conference featuring a lineup of dynamic experts providing insightful presentations about the state of real estate in North Carolina and beyond. NC REALTORS® committee and entity meetings will also be held during this virtual event.

REGION 4 REALTORS® CONFERENCE & EXPO

October 16 – 19, 2023

Savannah, GA

Enjoy multiple days of education, networking, and fun with your colleagues from Region 4—Kentucky, North Carolina, South Carolina and Tennessee. Only the following NC REALTORS® meetings that will be held:

- NC REALTORS® Executive Committee
- NC REALTORS® General Membership Meeting
- Regional Caucus Meetings
- NC REALTORS® Board of Directors Meeting

NAR MEETINGS & CONFERENCES

PRESIDENT'S CIRCLE

March 1 – 4 | Cancun, Mexico

MIPIIM

March 14 – 17 | Cannes, France

AEI

March 17 – 20 | Seattle, WA

REGION 4 LEADERSHIP RETREAT

April 18 – 21 | Charlotte, NC

LEGISLATIVE MEETINGS

May 6 – 11 | Washington, DC

NC REALTORS® RECEPTION FOLLOWING HILL VISITS

May 10 | Bullfeathers

LEADERSHIP SUMMIT

August 14 – 15 | Chicago, IL

C5 SUMMIT

Date TBD | New York

CONFERENCE

November 12 – 17 | Anaheim, CA



NC REALTORS® Appraisal Section

BYLAWS

Article I
Name

The name of this section shall be the NC REALTORS® Appraisal Section, hereinafter referred to as "Section".

Article II
Membership

- Section 1: Any active, dues-paying NC REALTORS® member is eligible for Section membership.
- Section 2: Members of the Section shall uphold the bylaws and policy and procedures of the Section, accept the decisions of its officers, Board of Directors and committees and abide by their decisions regarding the business of the Section.

Article III
Dues

- Section 1: Annual dues shall be determined by the Section Board of Directors at their meeting held in conjunction with the NC REALTORS® Convention. Dues rates shall be effective for one calendar year.
- Section 2: Renewal of membership: Dues are due and payable on or before January 1 of each year with a grace period to March 31.
- Section 3: Delinquent Dues: Members whose dues are not received by March 31 will be placed on an inactive status.
- Section 4: New Members: The dues structure for new members shall be as follows:
Join during the months of January-June: \$35
Join during the months of July-December: \$20

Article IV

Officers

- Section 1: Elected officers of the Section shall be a Chairman and a Vice Chairman. The Section Chairman and Vice Chairman shall be licensed or certified appraisers. The officers shall be elected for a one (1) year term starting January 1 of the year following the election. No officer shall receive monetary compensation for their services to the Section.
- Section 2: The Chairman shall be responsible for the management and control over the activities of the Section, be the official spokesperson of the Section, and preside at the meetings of the membership and Board of Directors. The Chairman shall, with the approval of the Board of Directors, appoint appropriate committees and work groups, appoint members thereto and serve as an ex-officio member of all committees.
- Section 3: In the absence of the Chairman, the Vice Chairman shall assume the role of Chairman.
- Section 4: NC REALTORS® Chief Executive Officer shall appoint a representative from the NC REALTORS® staff to serve as a liaison to the Section. The Staff Liaison shall serve as the administrative representative for the Section and will engage other NC REALTORS® staff as deemed appropriate. The Staff Liaison shall serve as the non-voting Secretary of the Board of Directors and as an ex officio member of all committees.

Article V

Board of Directors

- Section 1: The governing body of the Section shall be the elected officers, the immediate past-chair plus two (2) members; for a total of five (5) members. A simple majority of the Board shall be licensed or certified appraisers.
- Section 2: Members of the Board shall be elected for a one (1) year term starting January 1 of the year following the election. No member of the Board shall receive monetary compensation for their services to the Section.
- Section 3: A quorum for the transaction of business by the Board shall be a majority of members of the Board.
- Section 4: All vacancies on the Board between elections shall be filled by appointment by the Chairman.
- Section 5: The absence of any member of the Board from two (2) consecutive meetings, without an excused absence deemed valid by the members of the Board, shall be construed as a resignation of that Director from the Board of Directors.

Article VI

Nominations and Elections

- Section 1: The election of the officers and members of the Board shall take place at the annual meeting.
- Section 2: The Nominating Committee shall consist of two (2) individuals. One of whom shall be the Immediate Past Chairman and one shall be appointed by the current Chairman. Appointments to the Nominating Committee shall be made at least sixty (60) days prior to the annual meeting of the Section.
- Section 3: The Nominating Committee shall solicit interest from the membership and propose a slate of officer and director nominees for election by the general membership of the Section. The slate shall include at least one (1) nominee for each of the officer and director positions to be filled in any year. The proposed slate shall be sent to the general membership at least thirty (30) days prior to the annual meeting.
- Section 4: Additional candidates for the positions to be filled may be placed in nomination by a written notice filed with the Section staff liaison within fifteen (15) days after receiving the proposed slate from the Nominating Committee. Such candidate(s) must have agreed, in writing, to serve if elected.

Article VII *Meetings*

- Section 1: The annual meeting of the Section shall be held in conjunction with the deemed NC REALTORS® Annual Convention. The General membership meetings of the Section shall be in conjunction with the regular NC REALTORS® Meetings.
- Section 2: Special meetings may be called at times determined by the Board of Directors. The occurrence of a special meeting shall be noticed in writing, specifying the purpose of the meeting, and shall be distributed via electronic communications and sent to each member entitled to participate at least seven (7) days preceding such meeting.
- Section 3: The Board of Directors shall meet in conjunction with the regular NC REALTORS® Meetings. A quorum for the transaction of business at the general membership meeting of the Section shall be the majority of the eligible voting members present.
- Section 4: Meetings may be held electronically by telephone conference or webinar, as determined by the Board of Directors.

Article VIII *Procedures*

"Robert's Rules of Order" (newly revised) shall govern the procedures at meetings of the Section, Directors and committees, except when in conflict with the Bylaws of the Section.

Article IX *Amendments*

- Section 2: These Bylaws may be amended by a majority vote of the Board of Directors present at any meeting, which a quorum is present, provided such proposed amendment(s) shall be plainly stated in the call of the meeting. All amendments are subject to approval of the Board of Directors of the NC REALTORS®.
- Section 3: Notice by electronic mail of all meetings at which amendment(s) is/are to be considered shall be given to each Director and provided to the general membership at least ten (10) days preceding the meeting for such proposed amendment(s).

Article X
General

Nothing in the Section's policy and bylaws and no action of the Section shall conflict with the policies, rules, regulations, approved positions or mission of the NC REALTORS®. The Section shall provide copies of all Minutes and financial statements to the NC REALTORS® Chief Executive Officer or their designee, for periodic review by the NC REALTORS® Board of Directors.

Adopted by NC REALTORS® Board of Directors 10/19/2022

**2022 AE COMMITTEE CHAIR/REPRESENTATIVE
Expense Report
NC REALTORS®**

1. Make check payable to:

2. Date of Event:

3. Mailing address for check:

4. Name of Event:

5. Mileage – For presiding at committee meetings and/or reporting to the Executive Committee and/or NC REALTORS® Board of Directors OR mentoring mtg. if appointed as a mentor for a new local AE {must be from same NC REALTORS® region OR a neighbor NC REALTORS® region and within 120 miles one way.}:

\$0.625 cents x _____ miles

Total Amount Due \$ _____

All requests for reimbursement must be submitted within forty-five (45) days after the date the bill is incurred or received, whichever comes later. After forty-five (45) days, bill must be submitted to NC REALTORS® Finance and Executive Committees for approval.

Mentoring meeting collectively not to exceed current year's budget.

I certify that I am not being reimbursed by any other source.

6. Signature: _____ **Date:** _____

Please return to: North Carolina Association of REALTORS®, Inc.
Attention: Lee Ann Martin
4511 Weybridge Lane
Greensboro, NC 27407

Email: lmartin@ncrealtors.org
Fax: (336) 299-7872

DIVISIONS AND SECTIONS

NC REALTORS® has certain divisions and sections to serve the needs of specialty groups within the real estate industry. NC REALTORS®'s divisions and sections are parts of NC REALTORS®. NC REALTORS®'s divisions and sections include the Property Management Division, Appraisal Section and REALTORS® Commercial Alliance of NC REALTORS® (collectively referred to as "Divisions"). This policy sets forth general operating rules for Divisions.

DURATION

Divisions may be established and dissolved by NC REALTORS®'s Board of Directors.

GOVERNING DOCUMENTS

Divisions may choose to adopt their own governing documents to address matters including Division membership, dues, meetings, and election of the Division's officers and directors, provided that such documents and all amendments thereto (i) are consistent with NC REALTORS®'s bylaws, policies, rules, formal positions and mission; and (ii) are approved by NC REALTORS®'s Board of Directors. NC REALTORS®'s governing documents control in all matters not covered by the Divisions' own governing documents.

FINANCES

NC REALTORS® will not charge or assess Divisions any administrative fees for the delivery of services, but will charge back each Division direct expenses including travel, postage, and other expenses incurred by NC REALTORS® on behalf of the Division.

Divisions' budgets are determined by NC REALTORS® and are made part of NC REALTORS®'s overall annual operating budget. To facilitate the budgeting process, Divisions must submit in writing their projected budgets for the upcoming year, including all revenues and expenses, to NC REALTORS®'s Chief Operating Officer no later than May 31st of the then current year. Divisions must adhere to NC REALTORS®'s Budget Limitation policy.

A Division generating excess revenues over expenditures through its own efforts shall have net assets equal in amount to its cumulative net revenues, adjusted to reflect the Division's current operating results. The Division's net assets shall be available for the exclusive benefit of the Division until such time as the Division is dissolved. Upon the dissolution of the Division, its remaining net assets shall become part of the unrestricted, undesignated net assets of NC REALTORS®.

AUTHORITY TO ACT

Divisions have no authority to act independently of NC REALTORS® and may not act as agents of NC REALTORS® or bind or obligate NC REALTORS® in any way. Where Divisions are asked to participate in projects that require contracts, the contract must be issued in NC REALTORS®'s name and presented to NC REALTORS® for approval and signature. For example, Divisions plan many events. When a task involves a contractual arrangement such as renting facilities or the like, the contract must be made in the name of NC REALTORS®. And, as a named party to the contract, the commitment can only be made with the signature of NC

REALTORS®'s President or Chief Executive Officer. Divisions should also refer to NC REALTORS®'s Signatures on Correspondence and Media Spokesperson policies.

MEETINGS

Divisions shall promptly provide NC REALTORS® with minutes of all their meetings, including records of any resolutions.

[Approved by Executive Committee 08-11-2010]



Appraisal Section

MISSION STATEMENT

Promotes the appraisal profession and its image to elected and appointed public officials, the users of appraisal services and the general public. The Section represents appraisal issues before NC REALTORS® policy-making committees and initiates discussion and analysis of issues affecting professional appraisers within the real estate industry. In partnership with the National Association of REALTORS® and NC REALTORS®, the Section monitors the actions of state and federal governmental bodies to protect the public trust in the appraisal process.

	<u>2022</u>	<u>Change</u>	<u>2023</u>
APPRAISAL SECTION			
Appraisal Section - Revenue			
Dues	<u>1,500.00</u>	<u>-</u>	<u>1,500.00</u>
Total Appraisal Section - Revenue	<u>1,500.00</u>	<u>-</u>	<u>1,500.00</u>
		-	
Appraisal Section - Expenses		-	
Hospitality	150.00	-	150.00
Miscellaneous	100.00	-	100.00
Postage	100.00	-	100.00
Printing / Stationary	400.00	-	400.00
Speaker Fees	<u>750.00</u>	<u>-</u>	<u>750.00</u>
Total Appraisal Section - Expenses	<u>1,500.00</u>	<u>-</u>	<u>1,500.00</u>
		-	
Net Revenue over (under) Expenses	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>

Appraisal Section Roster as of November 9, 2022

First Name	Last Name	Parent Customer
Claire	Aufrance	AUFRANCE VALUATIONS, LLC
Dennis	Bailey	BAILEY REAL ESTATE ADVISORS
Ashley	Barker	The Appraisal Advantage
Arthur	Barnes	Barnes Real Estate Services
Tom	Barton	Thomas A Barton
Robert	Birch	Robert M. Birch Appraisals
Darin	Brown	Caldwell & Associates
Timothy	Cain	Appraisal Solutions Group, Inc
Timothy	Canady	Canady's Real Estate Services
Jeffrey	Cashion	Cashion & Associates, Inc.
Marcella	Coley	Coley Appraisal Company
David	Costner	D.M. Costner Appraisal Service
Lynn	Dahnke	Dahnke Appraisal Services
Teresa	Dalsing	JPAR Carolina Living
Stephanie	Foster	Foster Associates
Peter	Gallo	HomeSight
Sandra	Gibby	Prestige Appraisal
Brian	Gladys	Pinecrest Valuation Services
Michael	Gray	Coley Appraisal Company
Keith	Hadding	NC Realty Svs, Inc.
Anthony	Harrington	The Property Shop International
Christopher	Hoyle	Real Estate Advisory Services
Shannon	Julian	Julian Appraisals & Consulting
Jason	Kellum	J.S. Kellum Appraisals
Everett	Knight	Chapel Hill Appraisals
Benjamin	Knollmeyer	Knollmeyer Appraisal Services
Jason	Land	Dawn Wilson Realty
Walter	Laroque	East Carolina Realty Services
Frank	Leader	Arsenal Property & Appraisal
David	Massey	Massey Real Estate
Richard	Mayberry	NC Appraisal Group, LLC
Bruce	Meisner	Real Estate Advisory Services
Robert	Miller	RB Miller Appraisals
Phil	Misciagno	Coldwell Banker Seacoast -SF
Dana	Murray	Anchor Appraisals
Shawn	O'Regan	Howard Perry & Walston Realtors
John	Palmer	The Palmer Company, Inc.
Robert	Payne	Rob Payne, Broker
Robert	Peacock	Appraisal, Inc.
Eric	Pearson	Pearson & Associates
David	Reitzel	Real Estate Advisory Services
Bobby	Roberts III	John B. Neese & Company, Inc.
Graham	Smith	McCarthy & Smith Real Estate
Linda	Smith	Berkshire Hathaway Home Service

Trudy
Roger
Lynwood

Solomon
Sturgill
Williford

Appraisals by Solomon
Roger W. Sturgill Appraisals
The L Williford Co
47 members



Appraisal Section

2023 NC REALTORS® Appraisal Section Goals & Objectives DRAFT

Chair: Marcella Coley

Staff Liaison: Denise Daly

- **Maintain a NC REALTORS® presence on the NAR Real Property Valuation Committee**
- **Communicate & Support other NC appraisal organizations: NCAI, NCPAC, NCREAA**
- **Maintain communications with NC Associations and NC Multiple Listing Services**
- **Maintain communications with the NC Appraisal Board**
- **Assist in providing opportunities for continuing education**
- **Promote NAR appraiser designations, RAA & GAA**