

## Quarterly Newsletter – 3<sup>rd</sup> Quarter, 2023

### President's Letter

Greetings NDAA Membership,

I hope all is well and you were able to enjoy the wonderful summer days. As we move into the 4th quarter of 2023, fall is upon us, and we are fervently preparing for our annual fall conference in Fargo. This is a USPAP year, so we hope to see many in attendance. I look forward to visiting with membership and getting a pulse on what is happening in your area of the state.

NDAA Board of Directors and Committee Chairs were together in mid-September for our annual strategic planning conference. As always, we had fruitful discussions on many topics and were able to dissect some of the challenges we faced this past legislative cycle. Some of the main issues we discussed revolved around timing and the distribution of surveys/questions to the membership.

We approved a new policy that provides more prudent timelines in the legislative process. This new policy will help us, and future leadership understand the timeline dynamics for sponsoring a bill in the legislature. Adhering to this policy will ensure that NDAA has ample time to get legislatures and other organizations on board with proposed legislation. It will also allow our lobbyist more time to work the proposed legislation behind the scenes.

Our second approved policy involves surveying the membership. During the previous legislative cycle, we sent a survey to our members about their workload and turn-times. This survey was sent after we received unanticipated feedback that the turn-times were still long, and appraisers were overworked. The legislative team believed that was incorrect and we surveyed the membership to gain a real-time understanding of what our members were dealing with. This survey allowed us to answer legislature questions and push back on underinformed statements. The new policy mandates that the Board approves all surveys prior to being sent to the membership, and the results of the survey are provided to the membership in an effort to be fully transparent.

Please read through the entire newsletter and see what exciting and informative news your committee chairs have to offer. **With the migration to the new website please go in and update your profiles. Your profile is only as good as you make it, and this is what potential clients see. Make sure all your information is correct and that you have an updated profile picture!**

Lastly, our next board meeting takes place on November 12<sup>th</sup> prior to our annual conference. It will be hosted at the board room of the Jasper hotel in downtown Fargo. This meeting is open to the membership, and I encourage you to attend. We need and want more members to be involved, you all are what drives this organization, and your contributions will ensure that we remain a relevant organization for years to come. As always, please reach out to me with any questions or concerns. I want to thank you all for your support of NDAA!

-NDAA President, Joe Sumers

# NDAAs News

North Dakota Appraisers Association

## Committee Reports

### Bylaws/Policy:

A bylaw change request was passed at the last board meeting on September 15, 2023, and will now be put to a vote by the membership. The vote will take place when the membership votes for new board members during the annual election.

In the third paragraph of our bylaws, we state that our registered agent of the NDAA is Rhonda Knudson and then list her address. A new more generic statement was recommended by Patricia Hodenfield. The new Bylaw change regarding the association's registered agent is as follows:

The registered agent of the NDAA is the elected Secretary/Treasurer of the NDAA. Should the Secretary/Treasurer not reside in the state of North Dakota, the registered agent shall be an elected board member that resides in the state of North Dakota.

Also, two policy motions (previously approved on 08-09-2019) were rescinded: 1) The motion to move the nominating committee to the By-laws/Policy Committee from the Membership Committee, and 2) creating a Convention/Planning committee. The Nominating Committee has continued to be a subcommittee of the Membership Committee, therefore moving it back to its original place (the Membership Committee) would coincide with how its duties are currently being completed. The Convention/Planning committee was moved to be part of the Education Committee two years ago. Therefore, rescinding this motion also coincides with how the duties are being completed.

An Expense Reimbursement Policy was voted on and approved by the NDAA board on September 15, 2023. This policy reads as follows: Reimbursement for travel by NDAA Board of Directors, NDAA Committee Chairperson, and any person appointed to travel on behalf of the NDAA shall be as follows: Hotel will be reimbursed at the room block rate or a rate maximum of \$175. Pre-approval of a higher hotel rate can be obtained by the Finance Committee Chairperson, or the President of the NDAA. Meals shall be reimbursed not exceed \$60/day. Mileage will be reimbursed at the current Federal Rate. Transportation costs such as flights, Uber/Lyft or Cab fares will be reimbursed at the actual cost. Receipts must be provided for all requested reimbursements.

A policy was created regarding surveying the NDAA membership. The NDAA Board voted on and approved the following policy on September 15, 2023:

NDAA Board approval shall be required to survey the NDAA Membership. Results shall be provided to the membership following the survey.

# NDAA News

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A policy was created regarding Affiliate Memberships. The NDAA Board voted on and approved the following policy on September 15, 2023. An Affiliate NDAA Membership is one held by a firm or organization. Affiliate membership fees shall be as follows: \$250/year for up to 5 members, and \$500/year for 6 to 10 members. This membership is for non-appraisers (i.e., the individuals that do not hold an appraiser license).

Lastly, a policy was created regarding NDAA Sponsored Legislative Bills. The NDAA Board voted on and approved the following policy on September 15, 2023:

## NDAA Sponsored Legislative Bills

- Proposed Legislative Bills will be written in legislative/legal language.
- Legislative bills require a supermajority vote.
- Voting on legislative bills will take place no later than 6 months prior to the beginning of the legislative session.
- The ND Legislative sessions begin on the first Tuesday of January, therefore, to move a bill forward, there must be a majority vote by the NDAA Board prior to July 1<sup>st</sup>.

As a final note, the Bylaws/Policy committee is in the process of creating a policy manual as one does not currently exist.

-Committee Chair, Patricia Hodenfield

## **Finance:**

The cost of the website went over budget. We should have the numbers ready for the meeting at the fall classes. It has been one of the more expensive years we have had with the investments we have made to the website and legislative. We thank all of you for supporting the NDAA and we hope to see you at the fall classes.

-Committee Chair, Nick Duchscher

## **Website:**

The Website Committee is on the home stretch of FINALLY completing our new website on WordPress. Currently, we are finishing some backside customization features to optimize the website's performance. Once this is completed, we will open course registrations for the annual conference to membership. We thank you for your patience.

-Committee Chair, David Whartnaby

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## **Marketing/Public Relations:**

The NDAA's Second Quarterly Newsletter was completed and distributed to membership via email on July 18<sup>th</sup>, 2023. A link is available on the website if you did not receive an email.

Development of the Third Quarter Newsletter commenced, and, after some positive feedback, minor tweaks/improvements will be made to future issues. The Third Quarter will now feature a section that highlights the current slate of candidates running for NDAA board positions. This information will be presented just prior to voting so that membership can meet the candidates and make an informed decision. With the help of the North Dakota Real Estate Appraisal Board, the newsletter will also be providing accolades to those achieving credentialing upgrades as well as a link to their "Noteworthy News" in upcoming newsletters. The newsletter will also acknowledge those members who achieved a special designation/accreditation from a professional appraisal association. This information is difficult to track so, if you recently received a designation/accreditation and would like to be acknowledged, please submit the information to a committee member.

Additionally, the committee will be looking to set up a Facebook page to help keep membership informed about upcoming education, important links, industry news, websites, etc. The committee will also begin marketing to our lending partners the Affiliate Membership and all its associated benefits. Lastly, the work continues to finalize the committee's as well as the NDAA's Mission Statement/Goals.

-Committee Chair, Wade Becker

## **Membership:**

The strength and sustainability of any organization is the loyalty and commitment of their individual members – every member counts, every voice matters! Since the adoption of the NDAA Bylaws on June 20, 2016, to the first NDAA election on September 12, 2016, to the present times, the NDAA has been blessed to have great membership in numbers and spirit! The NDAA, through their representative membership, has established itself as the "Voice of the Appraisal Profession in ND!"

The primary purpose of the NDAA Membership Committee is to retain and grow membership, while enhancing the direct membership benefits and seeking qualified election candidates. We strive to promote effective communication of the Association activities to the Members, and between the Standing Committees (7) & the Board of Directors.

# NDAA News

North Dakota Appraisers Association

## *Highlights For this third quarter of 2023:*

- 148 NDAA members (which is 42% of the total ND State licensed appraisers @ 352).
- Five (5) NDAA Members have stepped up to run in the upcoming 2024 BOD election.
- The current BOD approved continuing to offer Apprentice Appraisers, which have not already used the offering, a free 1 yr. NDAA membership.
- To help offset anticipated increased operating costs, the BOD is considering an increase in the NDAA 2024 annual dues. The dues were last adjusted in 2020.
- Hope to see everyone at the NDAA Annual Convention in Fargo on November 13<sup>th</sup> - 14<sup>th</sup>.

If you have questions, concerns, suggestions or would like to serve on the NDAA Membership Committee please contact Bill Gion at 701-690-7633 or [gionappraisal@gmail.com](mailto:gionappraisal@gmail.com). You may also contact any NDAA Membership Committee members (contact information is listed on the NDAA Website @ About @ Standing Committees). We meet on a as needed basis, typically via Zoom calls.

-Committee Chair, Bill Gion

## **Education/Events:**

Fall is here! We are excited to welcome you to Fargo again for the Annual NDAA Conference held at Gate City Bank's Swiontek Center (500 2<sup>nd</sup> Ave N) on November 13<sup>th</sup> and 14<sup>th</sup>! Come and enjoy top notch education and fellowship with other appraisers! The classes are the required USPAP Update which will feature the newly issued USPAP Manual and 2 texts to go with it. Our other class is timely with the slowdown in mortgage work. We are featuring a day focused on non-lending appraisals with a new-to-us instructor Josh Walitt.

We looked into an appraiser safety course but could not get ASC approval for the subject. We still are working with Jodie and the NDREAB to consolidate a spring offering in Bismarck. We hope to see you there!

The 2024 dates are set! Mark your calendars for Dec. 5 & 6 back in Fargo! We already have some things in the works for some new education requirements that have been issued for appraisers and hope to have an offering on the new Fannie Mae Forms as well!

We would love more people to actively help on this committee, both in year-round planning and at the time of the events. If you'd like to volunteer, please contact Kathy Huss at 701-261-0337 or at [Kathyhuss@gatecity.bank](mailto:Kathyhuss@gatecity.bank).

-Committee Chair, Kathy Huss



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## Government Affairs:

We are pleased to announce the Assessing website Grant is now available to Counties.

This will be a 2-stage process, 1<sup>st</sup> will be the Counties that currently do not have an assessing program. These Counties will have the 1st opportunity to install a program based on the guidelines provided in the legislative bill. This will go until the end of this year. The 2<sup>nd</sup> stage will be for counties to upgrade their system to meet the legislative guidelines. This will involve an on-line presence with a search engine for sales and availability of data or property cards. This will go on for 2 years or until the money is gone.

The information has been sent to the Counties and they should act with some sense of urgency. This Grant is for Counties only and not Cities and Towns, however those communities can work with the Counties to be included in the system.

The NDAA's involvement will be to support the individual Assessors in those counties, via county meetings as they move forward for approval from County Officials or Commissioners. The State will hold a series of Regional meetings for the Counties to expand on this program and provide the data needed to get started. The Government Affairs Committee will have a representative in attendance to offer our assistance to those Counties.

What you can do.

1<sup>st</sup> we are asking membership to provide contact information to The Government Affairs Committee of Counties that currently do not have any type of computer aided software or do have software but do not provide online access to data and property cards.

The information should include the County name, Assessors name and phone number and email address, and any information you have found to be helpful. This can be sent to [deanrylander@gatecity.bank](mailto:deanrylander@gatecity.bank).

2<sup>nd</sup> we are asking you to have a conversation with those individual Assessors and urge them to implement this grant program. Offer to provide testimony in front of County Meetings or provide letters of testimony. If we want these programs to be successful, our membership must push to make this happen.

The Government Affairs Committee is working on legislation for the 2025 session. Please, if you have any legislative comments or ideas, please reach out to me or any Committee Member listed on the website.

Noteworthy news, The Appraisal Institute has announced that PAREA is up and running. Look for additional news on this topic in future newsletters.

We are looking forward to the Convention in November and I hope to see you there.

-Committee Chair, Dean Rylander

## Important Topics, Links, & Reminders

### Important Topics: NDAA Board Candidates Highlight

The following five candidates are running for the four open Board of Director positions. Each candidate was asked to complete a questionnaire consisting of three questions and submit a picture.

**Name: Joe Sumers**

**1. Why do you think you would be a good candidate for this position?**

I have served on the NDAA Board of Directors over the past four years. I am dedicated to the appraisal profession and working hard to improve the appraiser image in North Dakota. We have come a long way over the past four-years but there is more work to be done. If you vote for me, I look forward to keeping us on a positive and productive path to ensure the profession continues to be relevant and respected.

**2. How long have you been appraising and what type of appraisal work do you perform?**

I have been involved in the appraisal process since 2013. I earned my certified general license in 2017. Most of my work revolves around commercial review; however, I do also complete commercial/industrial appraisals when time allows.

**3. Do you have experience on other boards or leadership type roles?**

Yes, I have been in the Army National Guard for 18-years and have been in a leadership role since 2011. I'm also on my local church's finance/investment board; currently in the role of Chair of the Trust Fund Committee. I'm also active in coaching youth sports specifically football and hockey.



**Name: Kevin Ternes, CAE, Minot Commercial Appraisal, Minot ND**

**1. Why do you think you would be a good candidate for this position?**

I believe I can provide some additional perspectives to the board with my past experiences as an assessment official and recent work as a fee appraiser on both commercial and residential appraisal projects. I also feel I can provide the time required for the board whether it be traveling to meetings in person or various online zoom meetings. In addition, I would like to assist the President and the board in helping to provide communications to my former government colleagues that currently don't have their assessor cards in an online format. For the past year, I have been active on the Government Affairs Committee. After being asked if I would like to be nominated to the board, I responded yes as I have an interest in serving the NDAA's members. I have been a Certified General for over 20 years.



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## 2. How long have you been appraising and what type of appraisal work do you perform?

I worked in the Minot City Assessor's office for almost 29 years prior to retirement and have most recently been doing residential and commercial appraisal work in a single employee appraisal office for the last 3 ½ years. I also have a residential trainee and am aware of the challenges that brings.

## 3. Do you have experience on other boards or leadership type roles?

I served as president of both the North Dakota Association of Assessing Officers (NDAAO), and the North Central Regional Association of Assessing Officers which is a group of 9 states. I was active in the International Association of Assessing Officers (IAAO, a group of over 8,000 members for over 12 years as a designations committee member. I'm currently the grading chairman of the grader's committee for single property appraisal demonstration reports for those assessor candidates pursuing advanced assessment designations in the IAAO. I'm a past president and past board member of Minot's very active Sertoma service club. It was also my pleasure to manage a team of 5 members in the Minot City Assessor's office for 16 years. I am familiar with testifying at the ND State Legislature over the prior 16 years regarding legislation that dealt with ND Property Tax Assessment issues. I also have had the pleasure of teaching numerous classes to assessors that included short seminars to weeklong, tested classes. Finally, I believe I have a good working relationship with the Minot Board of Realtors as I was recently chosen as the Minot Board of Realtors Affiliate of the year. This is a result I believe of visiting realtor offices upon invitation to share the challenges appraisers have and look for ways to more closely identify the information and communications required between the appraisal field and the realty industry.

The NDAA currently has very good officers and directors in my opinion. If the general membership feels I can assist in any way, I'm happy to volunteer my time and efforts for the NDAA.



**Name: David Whartnaby**

### 1. Why do you think you would be a good candidate for this position?

I bring a distinctive background as both a residential and commercial appraiser. This summer, I achieved the MAI designation from the Appraisal Institute, and I currently serve as the NDAA Website Committee Chair. I am a dedicated listener, am willing to respectfully express my opinions, and committed to working for the betterment of our organization.

I am pleased to announce that our website team has invested significant effort in transitioning our new site to an open-source WordPress platform. While this endeavor presented its share of challenges, it has proven to be a rewarding journey.



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I have also had the privilege of attending all Board of Director meetings since the summer of 2022. This experience has equipped me with invaluable insights and a clear vision for the continuous development of our website.

It is of utmost importance that at least one member of the Website Committee serves on the Board of Directors. Our organization stands to benefit greatly from the leadership of younger, tech-proficient individuals who are willing to take the reins.

I look forward to the opportunity to serve you!

## **2. How long have you been appraising and what type of appraisal work do you perform?**

I have seven years of experience in the field of real estate appraisal. In the initial years of my career, I specialized in appraising a range of residential properties in both urban and rural areas. Over the past ±4 years, I have shifted my focus to commercial real estate appraisal. My expertise encompasses a wide spectrum of property types, including multifamily, industrial, office, mixed-use, and retail. I do not appraise large-scale hotel/motels or agricultural land.

My client base is diverse and includes those seeking appraisal services for various purposes such as mortgage lending, estate valuation, divorce settlements, private decision making, and more.

## **3. Do you have experience on other boards or leadership type roles?**

Before entering the real estate appraisal profession, I spent approximately eight years as a Middle/High School teacher within the International American School circuit. I lived in Mexico and Argentina. During this time, I held various roles, including serving as a team leader, in multiple academic institutions.

**Name: Nick Duchscher**

## **1. Why do you think you would be a good candidate for this position?**

I enjoy helping and thinking through problems that might arise. It has been a privilege to serve the NDAA the past four years and I am willing to serve another three years.

## **2. How long have you been appraising and what type of appraisal work do you perform?**

I have been appraising in southwest North Dakota for 14 years. Most of the work I complete is for single family homes.

## **3. Do you have experience on other boards or leadership type roles?**

I have been on the NDAA board of directors for four years. I have also helped coach my son's baseball team for six years.

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**Name: Wade Becker**

**1. Why do you think you would be a good candidate for this position?**

I have been on the Board since 2019, serving as Chair of the Marketing & Public Relations Committee and current Vice President. This experience has helped me gain valuable insight into the challenges and opportunities facing the appraisal profession. I would like to build upon the strong reputation and relationships the NDAA has worked hard to establish and seek to position ourselves as the proactive voice for our profession through advocacy, education, and outreach. With your support, I will work hard to advance our progress and effectively represent the interests of the NDAA and its members.



**2. How long have you been appraising and what type of appraisal work do you perform?**

I began my appraisal career in 2003. In 2010, I achieved my MAI designation from the Appraisal Institute and established my own appraisal business, Boulder Appraisal, LLC. We are located in Bismarck and specialize in commercial and industrial appraisals throughout the state of North Dakota. To address the ongoing shortage of commercial appraisers in North Dakota, I took the initiative in 2020 to expand my business by hiring apprentices. Currently, my team consists of myself as the supervisor appraiser and three apprentices.

**3. Do you have experience on other boards or leadership type roles?**

Yes, I served as a Director on the Board of the North Star Chapter of the Appraisal Institute from 2020 through 2022. I enjoyed my role as the sole voice for North Dakota and look forward to getting involved in the newly realigned WyDak Chapter of the Appraisal Institute.

Thank you for your consideration. I look forward to the opportunity to serve the members of the NDAA.

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## Important Links:

The Appraisal Foundation: [Appraiser Talk Podcast](#)

North Dakota Appraisers Association: [NDAA Website](#)

## Important Reminders:

- **Scholarship:** Applications for the NDAA Education Support Scholarship are being accepted through October 31<sup>st</sup>. The scholarship award is up to \$500. Please note that the requirement for two letters of recommendation has been removed from the application and the essay requirement is a minimum of 500 words. Be sure to take advantage of this opportunity! Additional details about the scholarship can be found on the [NDAA website](#).
- **Website Profile:** The new NDAA website is now live! It is requested that all NDAA members log-on and update their profile information. The Log-In Page can be found here:  
[NDAA Member Log-In](#)

## Membership Recognitions & Achievements:

### Credentialing Upgrades (Year-To-Date)

Summer Steinmetz – Certified General – April 2023  
Tim Kunick – Certified Residential – January 2023  
Kevin Osborne – Certified Residential – March 2023  
Katherine Moore – Licensed – February 2023  
Brittin Callina – Licensed – September 2023

### Special Designations/Accreditations (Year-To-Date)

David Whartnaby – Appraisal Institute, MAI – July 2023

## Upcoming Events – 4<sup>th</sup> Quarter, 2023

**11/12/23:** 6:00 PM CT: Board of Directors Meeting – Fargo, ND

**\*11/13/23:** 8:00 AM – 4:30 PM CT:

Education – The Required 2024-2025 7-Hours National USPAP Update – Fargo, ND

**\*11/13/23:** 4:45 PM – 6:45 PM CT: 2023 NDAA Social Event – Fargo, ND

**\*11/14/23:** 8:00 AM – 4:00 PM CT:

Education – Appraising for Private Clients: Expanding Your Practice to Non-Lending Appraisals – Fargo, ND

\*Please see attached Event Flyer for more information.

# NDAAs News

North Dakota Appraisers Association

## Contact Information

Please feel free to reach out to any members on the North Dakota Appraisers Association Board of Directors for comments, questions, or future opportunities to volunteer:

- President: Joe Summers – Fargo, ND / (701)200-9610  
[jsumers@fibt.com](mailto:jsumers@fibt.com) [joseph.sumers@gmail.com](mailto:joseph.sumers@gmail.com)
- Vice President: Wade Becker – Bismarck, ND / (701)751-4496  
[wade@boulderappraisal.com](mailto:wade@boulderappraisal.com)
- Secretary Treasurer: Patricia Hodenfield – Bismarck, ND / (701)595-2151  
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**Submit comments and ideas for future newsletters to Wade Becker.**

