



COALITION OF ARIZONA APPRAISERS

CoAA News Alert!

There was yet another attack on CoAA and its organizers and leadership, and it again is misleading, libelous and fictitious. We are tired of these attacks and find that it is time to explain to our membership and to the appraisers in Arizona what is really taking place. Here is the truth.

IS CoAA an AMC? NO!

The official website of CoAA is www.azcoaa.com. The website referred to in the Arizona Appraisers State Conference newsletter of 4/5/10, refers to www.coaa.com. This is the website for the Code of Officials Association of Alabama.

CoAA does have a secondary web site: www.azcoaa.us. On either of these sites, you cannot get to the URL link identified in the Arizona Conference newsletter, unless you do not have Adobe Flash Player which allows you to see the navigation bars on our website page. We have not heard of anyone getting to our back page yet, and are checking with our web host to find out how someone got to a link on our website that is not activated for use. The X-Site does have the ability for the user to set up an Appraisal Ordering function, but **CoAA is not in the AMC business** and has not activated that portion of the web-site as it is not necessary. This morning someone got to this URL link and tried to place an order. It was immediately denied. CoAA put a safe-guard on the site so that should someone get to the URL link mentioned, it will say "Do Not USE". And, to make sure everyone visiting our site understands fully our intent, we have

added a disclaimer.. ***CoAA is a non-profit organization, we are not an appraisal management company nor do we accept appraisal orders.***

OTHER IMPORTANT CLARIFICATIONS:

- CoAA was instrumental in helping the AZ Conference succeed last October. The first conference attempt failed without the help of the Phoenix AI and NAIFA Chapters promoting the event, and without CoAA providing meaningful topics of discussion. AZ Conference has denied in recent newsletters that these groups helped the conference, yet they are posted as contributors on the Arizona Conference coffee mug.

. CoAA and its members DO NOT have a friendship tie to the AMCs.

Accusations that state such are libelous and untrue! The appraisal community needs to understand the political process behind the passage of a Bill. That includes negotiation. We, Arizona appraisers, do not have the political strength to carry a Bill through the House and Senate that is 100% in favor of appraisers and 0% in favor of those we are imposing regulation on! We do not have the Arizona Bankers Association supporting us, we do not have a Bill that is significant to anyone but us, the House and Senate Republicans are not generally in support of ANY new business regulations, and we are not a lobbying force since we have been asleep at the wheel for the past 20+ yrs. We are at the tail end of the legislative session, following a tough fight by our legislators to balance the budget. they told us they want to go home in 3 weeks, and we doubt if they are going to be in favor of a floor fight on a Bill that has little significance to them.

. CoAA has to negotiate with the Stakeholders since that is part of the lobbying process. We can say "no" but we have to look at their comments, the validity of our rebuttals, and weigh the odds of getting shot down by our legislators. Our lobbyists have coached us and helped us weigh the odds and have told us we have good odds at amending the Bill in the near future, if needed. CoAA leadership and the leadership of the major contributors to the AMC Bill have told us. "we want as tough a Bill possible, but we do NOT want to leave the legislative session without an AMC Bill in place, we need AMC legislation." Our lobbyists tell us "pigs get fat, hogs get slaughtered". Some appraisers appear to want us to be hogs; one has voiced that we should get all of our amendments in or pull the Bill. CoAA is trying to get the right mix, yet not fail.

. A Bill is a work in progress; it is not done until it is done. The latest Amendments were outlined to all in CoAA's last news

blast, but they may not be what we can achieve. After all, the other states have had compromises, many prior to the last session approval. The Arizona Appraisers have to trust those in the trenches working the negotiations and being coached by our professional lobbyists (4). CoAA and those working the Bill want the best for the appraisers in our State, to say otherwise is to not know us.

. Appraiser volunteers were solicited from around the State to be on the CoAA Board and to be Committee Chairs. None volunteered to be Board members or Committee chairs, other than those that are currently working these positions. Most appraisers understand the time commitment this organization and its tasks require, and have obviously weighed the odds. They have not volunteered.

. CoAA's Board meetings are open and are transparent, and the minutes are on-line. Anyone can attend and participate and have. Appraisers have attended our meetings from across the state, and all that have wanted to participate in discussions have been allowed to do that. All who volunteer for committees are given that option and are welcomed. Not all our committees are yet up and running, but we are gaining members and committee persons regularly. Many of our members are non-affiliated. The CoAA Board answers all email questions professionally and timely. Claims that we are not transparent or fair are not factual.

CoAA is not currently working with the Arizona Conference, but has tried many times to work with this group's President. Joanna Conde has strong opinions of how CoAA should be run, and has voiced those opinions to the CoAA Board on several occasions. The CoAA Board and Committee members disagree with many of these opinions and thus, we have not been able to find common ground to work together on.

Differences in policy opinions include: A) Conde thinks CoAA should be a FOR PROFIT that is run by a paid employee that "can make the hard decisions". Conde believes a democracy is not effective since nothing gets accomplished with a Board having to make decisions jointly. CoAA strongly disagrees with this position and believes we need to be a Non-Profit run by volunteers from across the state, and that a democracy is essential, B) Conde does not believe CoAA should have members. CoAA disagrees, C) Conde wants to be the disseminator of information for the Appraisers across the state. CoAA does not believe the Conde news information is careful, professional and factual and we disagree with this plan; D) Conde believes AI and NAIFA members should not

dominate the Board of CoAA. CoAA has discussed this issue several times and does not want to limit good people from being on the Board because of a "professional affiliation", especially when others are not volunteering their time.

The AMC Bill and the Amendments will be discussed fully at the Unity meeting this Wednesday, April 7, 2010. All appraisers in Arizona are welcome to attend. For further information and how to register for the Unity meeting, visit our website: www.AzCoAA.com. All your questions will be answered!

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