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Free Money

(or in other words: the chapter has scholarship money available; apply now!)

Twice each year, the Greater Oregon Chapter awards education scholarship money to chapter members. The scholarships consist of up to \$750 toward tuition for courses presented by GOCAI that meet designation requirements. Preference in awarding scholarships is given to members who have demonstrated progress toward meeting designation requirements and who have supported our chapter, but all chapter members are eligible to apply. The award money must be used within one year of award receipt.

The deadlines for application are June 30 and December 1 of each year. To access the application, please visit the GOCAI website (www.oregonappraisers.org) and click on the "Education Scholarships" link on the left side of the page.



Greater Oregon Chapter

Message from the 2016 Chapter President:
John V. Donnerberg, MAI
john@donnerberg.com

It's hard for me to believe that my tenure as your GOCAI Chapter President is rapidly coming to an end. I doesn't seem that 5 years have passed since Carl Stillman, MAI asked me to consider joining the board. I can say without a doubt that accepting a position on the board has been one of the most rewarding activities I've been involved with in my 24 years as an appraiser.



The work would not have been nearly as enjoyable if it were not for the high caliber of professionals that I've had the absolute pleasure to serve with alongside me. As president I've been fortunate to work this year with Owen Bartels, MAI (vice president), Katie Powell Banz, MAI, (treasurer), and Jeff Gross, MAI (secretary). We were joined on the board with Michael Hinnant, SRA, Hillary Peterson, MAI, AI-GRS, and Dean Cameron, MAI, AI-GRS in director positions. Brian Brooks, SRA continued his board duties as past president and also as a regional representative. Lenka Keith, MAI provided huge help to our chapter as education chair. She has done all of the heavy lifting in preparation for next year's robust education program.

I'd like to give special recognition to Vicki Champ, who has done an outstanding job in keeping this chapter functioning in an effective and efficient manner. She truly is the backbone of this chapter.

Finally, I'd like to acknowledge all of the help contributed to this chapter by our regional representatives, Tyler Woods, MAI, and John Pin, SRA. There are numerous other members that continue to participate at the board and regional level well beyond initial board tenure. Members like Terry Bernhardt, JD, SRA, AI-RRS, Spence Powell, MAI, and Brian Glanville, MAI, AI-GRS continue to provide a valuable service to our membership and profession by actively participating in board discussions and decision making. We are truly fortunate to have these members dedicating career-long service to the chapter.

Chapter financial management changes

The chapter format employed by the Appraisal Institute is a valuable professional asset to each of us as members. AI chapters are the fabric of our organization. The network and comradery provided by a healthy and proactive chapter membership is the single biggest reason to belong to this organization. Your fellow chapter members aren't just members of AI. They are your colleagues, teachers, clients, mentors, and also, in many cases, lifelong friends. This is why it saddens me to report that the financially autonomous chapter model is under attack by our current national leadership.

As many may know by now, AI National has proposed a series of dramatic and fundamental changes to the current independent financial structure currently enjoyed by our chapter. The proposed changes have been adopted (and subsequently delayed) with virtually no input from chapters. While the changes are described as a basic consolidation of accounting procedures,

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the net effect of the policy change will be to transfer all GOCAI financial assets to a centralized account overseen by national staff. I, as your chapter president, have fundamentally opposed this action for a number of reasons.

While my time as chapter president will be completed before the policy proposal can be executed (and perhaps before you read this message), incoming president Owen Bartels, MAI and I have worked in conjunction with our entire board to draft a written response in opposition to the proposed changes. Reasons highlighted in our correspondence include;

- The lack of transparency in the adoption process;
- Over-use of executive session by the National board;
- Refusal to allow chapters an opportunity to review the budget or financial statements in the organization (national) to which the funds will be transferred;
- Lack of exposure through an exposure draft process;
- Lack of detail relating to any actual operating procedure;
- Lack of detail relating to key components such as methodology for credit card payments, etc.;
- Apparent lack of preparation for any action to be taken as a result of this policy aside from transfer of funds to a National-held account.
- Increased or undefined cost to chapter.

I urge all of our membership to monitor the activities being proposed by our national leadership. I can tell you that GOCAI is not alone in our opposition to the proposed changes. The fallout over the lack of transparency in the adoption process is causing current harm to our organization. I'm very hopeful that cooler heads will prevail and an agreeable compromise can be achieved. Simply put, our industry has too many important challenges to tackle to be wasting time and effort arguing over internal financial affairs.

Open ACLB positions

As of this writing, the Oregon ACLB website indicates that the board still has up to 3 board positions open. At least 2 of these positions are appraiser positions. I know of at least 2 chapter members who have applied for the open positions, yet none have been selected as late December. If you have been considering applying, I encourage you to read the application process outlined on the ACLB website.

Closing remarks

I would like to close by thanking each and every member of our chapter for continuing to support our organization. In this era of chapter consolidation, the Greater Oregon Chapter continues to demonstrate active and committed participation among members. Our chapter leadership is strong and dedicated.

Respectfully Submitted

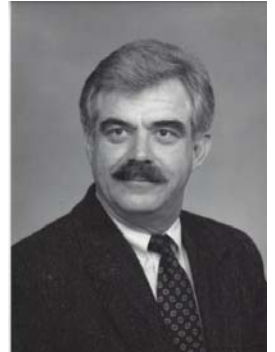


2016 GOCAI President

Longtime Appraisal Institute Member, Roger D. Anderson, MAI passes away at the age of 73

submitted by Brian A. Glanville, MAI
bglanville@irr.com

Roger D. Anderson was a native of Newport Oregon. He attended Dartmouth College for several years before taking a sabbatical and returning to the Pacific Northwest and Portland. Roger's appraisal career commenced in 1977 beginning as an assistant to the Right of Way Appraiser at the City of Portland. In 1979 Roger took a position as an appraiser at the firm of Branan and Bailey where he worked for several more years before starting R.D. Anderson and Associates. Roger earned his MAI in 1984 and appraised a wide range of property types including several installations for the Department of the Navy. Roger also specialized in right of way assignments and was respected in his field. In 1989, while serving in the GOCAI chairs, Roger and Brian Glanville formed Anderson, Ostly & Glanville with Bruce Ostly. Roger served as Chapter President in 1993 and served on the Regional level of AI. In 1995, Roger went back to R.D. Anderson & Associates. He enjoyed taking on difficult assignments where he had to prove his adjustments. Roger was a talented and highly ethical individual and a tribute to the appraisal profession. Roger is survived by his wife Linda and two adult children. He will be missed.



Featured Article

Drone Technology and its impact on the Appraisal Industry Seminar held in Tigard, OR.

submitted by Lamar H. Ellis, III, MAI, SRA
ellisiii@bellsouth.net



I would like to thank the Greater Oregon Chapter of the Appraisal Institute for allowing me to present my seminar on Drone Technology and Its Impact on the Appraisal Industry. It was an extremely well received presentation on such a timely subject. A drone is an unmanned vehicle that can be flown by either a remote control or by an on-board computer. Also referred to as UAVs, unmanned aerial vehicles or a UAS, unmanned aerial system, drones are quickly becoming another tool to be used in appraisal practice.

Drones give appraisers access to hard to reach places. It is a view from a different perspective that can often aid in the valuation of a property. They are relatively inexpensive to use and can contribute to a safe working environment. Another advantage is that they can be easily deployed and can focus on specific areas.

Some of the main applications for appraisers include photography and video production, 3-dimensional modeling and GIS mapping. Drones can show the progress of a project, before(site proposals), during(under construction) and after (completed projects). Clients can range from lenders, investors, developers, real estate brokers, insurance brokers, attorneys to accountants.

There are numerous opportunities for appraisers to make money using drones. Different products can have different costs. Drones can take highly compressed photographs which can be used as a baseline or compared to baseline photographs.

A smart appraiser can offer a client more. The benefits of using the technology are still being discovered.

Lamar H. Ellis, III, is an educational leader in the drone industry. He is from Atlanta, Georgia and holds the prestigious MAI and SRA designations along with being an approved instructor with the Appraisal Institute. He currently consults with Drone companies all over the United States, is a published author and assists in business development for several Atlanta based drone companies. In addition, he is also presenting seminars across the United States to varying fields of industry on the impact of the drone industry. He has presented to over 20 chapters of the Appraisal



Institute, divisions of the EPA, East Coast Insurance Brokers, Alabama Power, the Georgia Erosion and Agricultural Expo, International Drone Day 2016, Turner Broadcasting Systems, and various other real estate entities.

Please like his Facebook page <https://www.facebook.com/Drone-NOIR> to obtain current information on the drone industry. Or you can also check out www.Droennoir.com.

Newly Designated

John Q. Qualman, MAI

qualman2232@comcast.net



I grew up in Coos Bay and attended Marshfield High School. Obtained my BA in economics at UC Santa Barbara. Moved to Eugene four years ago for the quality of life and opportunities for personal and professional growth. It was at a time when my oldest son had graduated from High School and my youngest was young enough to be transplanted. Very happy we made the move!

I phased into the appraisal profession as an income supplement to my work in the aquaculture industry. I found the mental office work balanced out the days stomping through the mudflat. I was attracted to appraisal because of its problem-solving and independence.

I participate in a variety of outdoor activities (golf, camping, biking, fishing) and have a passion for youth sports. I've coached my boys at baseball and basketball and continue to be involved with Kidsports. I enjoy grass-roots travel, an extension of an 8-month international backpacking trip, many moons ago.

Favorite place to visit? Thailand or most anywhere that temperate sunshine and 18 holes...

Music tastes are eclectic; any new music preferences tend to be musicians I've enjoyed for 30+ years or some tasteful remixes. Books? Anything by Nelson DeMille. Enjoy history novels, fiction and non.

Second career? Basketball coach, teacher, or building contractor.

For those seeking designation, it's a gratifying achievement that provides tools that make one better at what I do. For me, it was a slow, steady process, with growth along the way. Take AI courses, pass the tests, and you'll be positioned close to designation before you know it!

Quote: "be yourself; nobody can tell you you're doing it wrong. "

Seminar-January 20, 2017
8:30-4:30pm

What you should know about preparing appraisals for condemnation assignments, and how to improve your skills as an expert witness.



Donald R. Palmer, MAI, Appraisal & Consulting Group, LLC has prepared condemnation appraisals since 1978, annual speaker at the Law Seminars annual condemnation seminar



Neil Olsen, Attorney and shareholder, Rathbone Barton Olsen PC, represents property owners and has one of the most active condemnation practices in Oregon

Outline of presentation:

- Significant differences in preparing a condemnation assignment versus an assignment for financing
- Working with attorneys
- Client relationship
- Pretrial and Trial time
- What not to do when testifying

For more detailed information about this class please

[click here](#)

Oregon Approval #: AIGO-C-1016-1866
Washington Approval #: AP3741

Members-\$159
Non-Members-\$174

Register Online Now

Doubletree by Hilton
9575 SW Locust Street
Tigard, OR.
503.624.9000

Check in: 8:00-8:30pm
Class hours: 8:30am-4:30pm

January 26, 2017

3-5pm

***Intersecting Values: The convergence of Public Policy
and Real Estate Valuation***



Bill Garber is the Director of Government and External Relations for the Appraisal Institute, where he serves as head of the AI Washington operations. As director, he represents the interests of AI members before Congress, federal agencies, and outreach to aligned real estate organizations. Bill has a range of expertise with real estate issues, including residential and commercial valuation and finance, economic development and land use, conservation and historic preservation issues, financial reporting, asset backed securities, and real estate disposition and acquisition. He serves as the liaison to the Appraisal Institute's Government Relations Committee and Client Advisory Board, and as Treasurer of the Appraisal Institute Political Action Committee. Bill is a frequent speaker before government agencies and industry organizations. Bill has more than 20 years of association lobbying and management experience in the real estate and economic development professions. He has a Bachelor's degree in Political Science from Oregon State University.

Outline of presentation:

- Appraisal regulatory framework
- federal issues
- global valuation issues
- valuation opportunities

[Register Online Now](#)

The Installation of Officers Banquet and Awards program will start at 5:45pm.

2 Hours of continuing education has been approved in the State of Oregon, and with the Appraisal Institute. Washington approval is pending.

Oregon Approval #: AIGO-C-1216-1867

Washington Approval pending:

2 Hour Program(3-5pm)

\$50 Members \$60 Non-Members

If the sign at the hotel parking structure says their garage is full, feel free to check with the attendant to see if it really is. There are lots very close to the hotel as well.

January 26, 2017
(following the two hour seminar)

***2017 Installation of Officers Banquet and
Awards Program***

**Sign up for the seminar and dinner and receive
\$15 discount on the seminar**

Seminar only \$50(members)\$60(non members)
Seminar and Dinner \$85(members)\$95(non members)
Dinner only \$50

Please RSVP by January 19

Entrée selections are:

- All Natural Brick Chicken -\$50
- Petrale Sole-\$50
- Braised Pork Shank-\$50
- Butternut squash & gorgonzola ravioli-\$50

The Chapter Office will contact you for your entrée choice

*The no host social starts at 5pm following the seminar.
Dinner and program at 5:45pm*

[Register Online Now](#)

Location:
Hotel Monaco
506 SW Washington St.
Portland, OR.
503.222.0001

If staying the night at the hotel let Vicki know so we can get you the best lodging rate for the evening.



Upcoming Events for 2017



January 20	Preparing appraisals for condemnation assignments/how to improve skills as an expert witness	Doubletree by Hilton, Tigard, OR
January 26	Two Hour seminar/Installation of Officers	Hotel Monaco Portland, OR
February 14-17	Basic Appraisal Principles	Doubletree by Hilton, Tigard, OR
February 27	Business Practices and Ethics	Doubletree by Hilton, Tigard, OR
February 28	7-Hour National USPAP Update Course	Doubletree by Hilton, Tigard, OR
March 2-3	Residential Report Writing and Case Studies	Doubletree by Hilton, Tigard, OR
April 13	Supervisory Appraiser/Assistant Appraiser Course	Doubletree by Hilton, Tigard, OR
May 9 -12	General Site Valuation and Cost Approach	Doubletree by Hilton, Tigard, OR

Sincerely,

A handwritten signature in black ink that reads "Zoe R. York". The signature is stylized and cursive.

Zoe R. York, MAI
Newsletter Editor, Greater Oregon Chapter of the Appraisal Institute