



Board Minutes – April 8, 2026

The regular board meeting of the Foundation Coalition Appraisers of Texas was held Wednesday, April 8, 2026. @ 10:05 am by Zoom presided over by the President.

The following representatives were in attendance:

Michael Mays, President
Paul Hornsby, Vice President
Linda Powers, Past President
Daniel Barnett, Treasurer
Joe Woller, AI South Texas
Walter Sandison, AI South TX
Jonathan Archer, AI Central TX
Misty Ray, AI Central TX
Corey Smith, AI Austin
Glenn Garoon, AI NT
Roman Cherwonogrodzky, AI HOU
Trevor Vallejo, AI HOU
Martha Gayle Reid Lynch, Rio Grande
Keith Bodungen, AI Austin

Representatives not in attendance:

Mike Attwood, North Texas
Walker Beard, North Texas

Administrative:

Courtney Williamson, Policy Solutions
Scott Dibiasio, AI National
Eric Woomer, Lobbyist

The board meeting was called to order at 10:07 am by Michael Mays, President. A quorum was confirmed based on positions filled by FACT reps. Michael thanked everyone for attending today's meeting.

Approve Previous Minutes:

Daniel Barnett, moved to approve November 19, 2025, board minutes. Corey Smith seconded the motion. Motion approved.

Presidents Report:

- Michael Mays reported that they would be preparing for the next Legislative session; to enhance transparency, the FACT website will be updated to include the policies, procedures, and bylaws, Executive Committee minutes will be posted to the FACT website to improve visibility and accessibility for Board members and the general membership. Board members are encouraged to review the committee descriptions outlined in the Policy and Procedures and indicate their interest in serving on one or more committees.

Legislative Update:

Eric Woomer and Scott Dibiasio gave an update on the following changes and Bill 17:

- **Appraiser Bias Training Requirements Changes**

Scott discussed the potential changes to bias training requirements for appraisers, noting that pressure from the White House may lead to modifications in the Appraiser Qualifications Board's requirements. He mentioned that the frequency of the 4-hour bias training course could be reduced from every two years to every five or ten years, as the content doesn't change frequently. Scott also highlighted Florida's refusal to implement bias training requirements due to state law, and noted that other states, including the TALC board, are watching this situation closely. Walt raised concerns about creating a residential appraisal database, which Scott opposed due to privacy and security risks, successfully advocating for a GAO study to evaluate the proposal.

- **Texas Legislative Updates and Bill 17**

Eric provided an update on state legislative activities, noting that the March primary is complete with May runoffs ongoing, and the next significant political activity will be in November. He explained that interim charges have been issued to House and Senate committees for study over the next few months, with a focus on housing affordability and reducing red tape. The more pressing matter discussed was Senate Bill 17, which prohibits hostile foreign governments from owning land in Texas and requires facilitating entities, including appraisers, to report property purchases that violate this prohibition to the Office of the Attorney General. Eric noted that comments on the related rules can be submitted until the 26th of the month, with a final rule expected within 90 days.

- **Foreign Property Purchase Regulations Discussion**

The group discussed new regulations regarding property purchases by entities from certain countries (China, Iran, North Korea, and Russia) that took effect September 1, 2025. Key concerns centered around the requirement for appraisers to perform "reasonable due diligence" to identify foreign buyers, with participants arguing this could impose unnecessary burdens beyond their scope of work. The discussion also touched on potential legislative changes regarding housing construction that could affect appraiser qualifications and workload. The group agreed to consult with the TALCB board and provide public comments on the regulations by the April 26th deadline, with Martha suggesting they contact Melissa Tran at the state level for clarification on how the regulations apply to appraisers.

Financial Update:

Daniel Barnett presented the March 2026 Financials. Paul Hornsby stated that he prepared a draft of the application to IRS (Form 843) requesting a refund to the penalty fee that FACT paid in October 2025. FACT PAC fundraising efforts are being made by each AI Chapter and ASFMRA Organization.

Other Business

Michael Mays announced FACT is planning an in-person board meeting for August 7-8, 2026, in conjunction with TALCB's meeting on Friday (August 7th). The in-person FACT Board Meeting will take place the following morning, Saturday August 8th.

Next FACT Meeting – June 9th at 10:00 a.m. (virtual)

Adjourn (Trevor/Paul) To adjourn the meeting at 10:55 a.m. Motion passed Unanimously.

Respectfully Submitted by: Lori Wilkins, Administrator