



Board Minutes – June 9, 2026

The regular board meeting of the Foundation Coalition Appraisers of Texas was held Tuesday, June 9, 2026. @ 10:03 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
Keith Bodungen, AI Austin
Glenn Garoon, AI NT
Roman Cherwonogrodzky, AI HOU
Jonathan Archer, AI North TX

Representatives not in attendance:

Mike Attwood, North Texas
Walker Beard, North Texas
Corey Smith, AI Austin
Martha Gayle Lynch, Rio Grande

Administrative:

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

The board meeting was called to order at 10:03 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:

The April 8, 2026, minutes were presented

Motion: (Daniel/Linda) Motion to approve April 8, 2026, board minutes as presented. Linda Powers seconded the motion. Motion passed unanimously approved.

Presidents Report:

Michael Mays reviewed recent administrative work including website updates, membership listing changes, and a refreshed chapter presentation. The board confirmed that a comment letter on Senate Bill 17 rules was drafted, filed before the deadline, and acknowledged by the Attorney General's office, which read portions of the letter in a meeting but provided no timeline for action.

Legislative Update:

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

Eric Woomer summarized primary and runoff results and their potential impact on the November ballot, discussed turnout differentials between Democrats and Republicans, analyzed scenarios for seat swings in the Texas House and Senate, and explained that recent U.S. Supreme Court rulings on race in redistricting are likely to drive map redrawing and complicate the next legislative session.

* Post-primary political analysis shows possible turnout-driven shifts in November and identifies the Texas House as most vulnerable to seat swings based on modest partisan vote changes.

* Recent U.S. Supreme Court guidance on race in redistricting will likely prompt Texas to redraw maps before the next session, complicating the legislative environment provided a post-primary political overview, identifying potential House and Senate shifts, turnout effects for November, and the likelihood that modest partisan swings and redistricting will materially change legislative maps; he noted recent U.S. Supreme Court guidance affecting race in map-drawing. Scott added national context relevant to appraisal policy, reported stakeholder engagement on a federal executive order to expand mortgage access (including VA and HUD discussions), raised concerns about merging VA and FHA panels and potential AMC entry into VA work, described a newly formed monthly stakeholder group of professional appraiser organizations, and said the 21st Century Housing Act could see Senate action in coming months.

Scott Dibiasio provided national-level updates, noted Congressional changes relevant to the appraisal profession, recommended preparing for a legislative solution if the AG does not act on SB17, described stakeholder engagements with VA and HUD on implementing the president's executive order (including concerns about merging VA and FHA appraisal panels and potential AMC impacts), and reported formation of a monthly stakeholder group and anticipated Senate activity on the 21st Century Housing Act.

* On the national level, the administration's executive order on mortgage credit access is prompting stakeholder meetings with VA and HUD, with concern that merging VA and FHA panels could introduce AMCs and fee compression into VA appraisal work.

Financial Update:

Daniel Barnett presented the May 2026 Financials. FACT PAC Account Balance \$ 7900. AI and ASMRA Chapter members donated over \$6200.

Motion: (Walt/Misty) To approve the financials report as presented. Motion passed unanimously.

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. Lori will be sending out a notice with the details and encouraged the FACT Representative to RSVP. Dinner will be held on Friday, August 7th at an area restaurant TBD. The meal will be paid for by the individual.

Next FACT Meeting – August 8th In -Person 9:00 a.m.-11:00 a.m.

Adjourn (Paul/Linda) To adjourn the meeting at 11:05 a.m. Motion passed Unanimously.

Respectfully Submitted by: Lori Wilkins, Administrator