



Problem to Solution:

A History of the American College of Mortgage Attorneys

Compiled by Beverly I. Levy

History is who we are and why we are the way we are.

David McCullough
Writer-Historian

ACMA is an extraordinary organization because of the very special collegiality that is the core of its foundation.

Robert M. Johnson
1994-1995 President

To provide the best environment in North America for preeminent private practice and in-house commercial real estate finance lawyers to develop professional excellence, trustworthy national business networks and lasting collegial relationships.

ACMA 2018 Vision Statement
Adopted by the Board of Regents
April 28, 2018

The banner story in that morning's *Atlanta Constitution* reported the just-announced details of a U.S.-brokered agreement between Israel and Egypt providing for the withdrawal of Israeli forces from the Suez Canal. The surprise war between the two countries, a conflict that had played havoc with America's oil supply and further destabilized the Middle East, seemed at an end. Elsewhere on the newspaper's front page, Georgia Lt. Gov. Lester Maddox charged that current Gov. Jimmy Carter—“maddened by a lust for the presidency”—was out to get him. The final big news of the day was that Wayne Coleman had just been convicted of murder for his role in the slaying of a family of six in rural Georgia the year before.

It was Friday, Jan. 18, 1974.

At the 44-story First National Bank of Georgia in bustling downtown Atlanta—the South's tallest building at the time—a group of local and out-of-town attorneys gathered in the bank's auditorium to discuss a troubling issue that, while not as serious as the still-volatile situation in the Middle East or as vicious as partisan politics, nevertheless had a great deal of meaning for them. Essentially, their professional livelihood was at stake.

“In...1971, 1972 and 1973,” American College of Mortgage Attorneys Past President Robert W. Crenshaw, Jr. (1979-1980) recalled, “legislation was pending in Congress which, if passed, would have ‘socialized’ the practice of real estate law as it relates to mortgage settlements or closings [This] legislation ... would enlarge HUD's authority to control fees to include all Federally related loans.”

That meant practically *all* residential mortgage loans.

ACMA Past President William C. Rogers Jr. (1975-1976) later elaborated on the dynamic behind the proposed Congressional measure: “The Federal Home Loan Bank felt that the attorneys had too much control over the title examinations and mutually owned savings and loans. Well, this was very true in the mid-east and the south. There was actually control that prevented anyone other than the attorney of record from doing the title work.”

Mortgage attorneys wanted the law to stay as it stood, but Congress had taken it upon itself to rewrite the Real Estate Settlement Procedures Act (RESPA) law and some of the proposed changes were bad news for their profession.

“The title insurance companies through the American Land Title Association (ALTA) were lobbying heavily for changes that would enhance the use of title insurance as opposed to local licensed attorneys doing the title certification and closings,” Past President Allain Andry III (1982-1983) recalled. “Remember, at that time title insurance dominated in the western United States, but in the East,

particularly along the coastline from Texas and into New England, individual attorneys or firms were very much involved in title certification and closings.”

Andry continued:

“The dominance of the secondary market for mortgages was not very active and the majority of loans generated, especially by savings and loans institutions, were generally held as investments by the originating lender. However, subsequently, extreme volatility in mortgage rates combined with Wall Street’s successfully securitizing mortgage loans expedited the sale of most mortgages nationally, requiring title insurance from a national title company, as national investors could have no insight as to the reputation and financial stability of local attorneys.”

Crenshaw said that once he and his colleagues realized the tremendous threat to their mortgage law practice, lawyers who would be impacted by the measure began to call their respective representatives in Congress, and especially in the House.

Unhappily for the insurance industry, the proposed legislation also included title insurance companies and the premiums that they charged for title insurance. If passed and signed by the President, the measure would empower HUD to set limits on those premiums in the same way that it would set limits on mortgage attorneys' fees.

Thanks to that provision, the concerned lawyers had a strong ally in the fight. In addition to pressure brought to bear by potentially impacted lawyers, many title insurance companies also began to contact their Congress members to voice their opposition to the pending act.

“Fortunately,” Andry continued, “many [future] members of the College had relationships with senators and Congressmen and many contacts were generated confirming the importance of the attorneys’ involvement and also of the importance of the close relationship that has existed for many years between lenders and their local attorneys.”

Andry, who through friends had connections with Louisiana Congressman Felix “Eddie” Hebert, and John Mmahat, who had excellent contacts in D.C. through his activities in politics and his relationships with the Long and Boggs families, made numerous trips to Washington.

“After a number of months of this activity,” Crenshaw related, “lawyers in various states became acquainted by telephone with each other and with the attorneys for a group of very large title insurance companies. A campaign rapidly developed in opposition to such radical and socialistic legislation.”

An ad-hoc alliance of attorneys joined forces and began vigorously protesting the proposed legislation with their elected representatives in both the House and Senate. Coordination with the title companies' lawyers and lobbyists in Washington became extremely close, with the two groups conferring with each other by telephone on almost a daily basis.

When hearings began before the House Banking and Currency Committee's housing subcommittee, the combined opposition reached critical mass. The intense political "radiation" proved to be the pivotal point in changing lawmakers' minds on the proposed legislation. Thanks to this united effort, the threatening provisions were stricken from the measure and Congress ended up passing an easier-to-swallow version of the Real Estate Settlement Procedures Act of 1974 (RESPA).

The intensive lobbying effort, Andry said, resulted in the insertion of a clause (in Section 8 of RESPA) saying in effect that any language establishing the increased involvement of title companies would have no effect on the rights of lenders to obtain title certification and closing services from an attorney of their own choosing.

"The language in RESPA enabled attorneys to maintain their long-standing relationships with the local lending institutions they had represented for many years and whose interests the attorneys were dedicated to serving and maintaining," Andry said. "Several years ago, a federal examiner suggested that the...language referred only to attorneys and not to title companies and therefore title companies were not protected by this language. I cited the Louisiana statute specifically requiring that a policy of title insurance of Louisiana real estate must be based upon the examination and written confirmation of valid title by a Louisiana qualified attorney. The matter was not pursued by the examiner."

The Founding of the College

The successful resolution of a short-term crisis would lead to long-term benefits for the nation's mortgage attorneys.

"In January 1974," Bob Crenshaw would write, "when it was clear that the threat of socialization of this aspect of law practice had been averted, several of the lawyers in the southern states (plus Bill Rogers in Maryland) communicated to one another that the campaign had been helpful to mortgage attorneys in an additional and beneficial way: namely, that many lawyers from different states had met and found that they had a community of professional interests in their practice. A suggestion was made repeatedly that perhaps we ought to organize our own professional association similar to...the American College of Trial Lawyers, the American College of Probate Counsel [and others.]"

That, Rogers recalled, was when Crenshaw stepped up.

“In order to preserve our position,” Rogers continued, “probably one of the finest men I’ve ever met and one of the smartest attorneys, a fellow by the name of Bob Crenshaw, out of Atlanta, Georgia, called a meeting. Now this meeting was set up at Bob’s own expense and consisted of...possibly 50 attorneys from the mid-Atlantic states and throughout the South, and we spent practically the whole day discussing everything that anyone could think of that might alleviate our problem or put us in a better position.”

During the meeting, Rogers said, “it became...evident to all of us that while we [had] the same ideas, or while we [had] the same type of practice, there was actually no organization to represent our position. Bob had checked with the American Bar. The American Bar Association did not feel that it should become involved in this situation, so it was finally worked out that we would form our own group and it was Bob Crenshaw who came up with the idea of creating it as a College and then later having that ... accepted by the American Bar Association as a recognized group...”

Crenshaw, then with the Atlanta firm of Hansell, Post, Brandon & Dorsey, sent letters to roughly 50 attorneys in Georgia and several other southern and East Coast states, inviting them to Atlanta to organize the American College of Mortgage Attorneys (ACMA). Forty-five attorneys took part in that first meeting on January 18, 1974. Before that gathering concluded they had agreed to create ACMA.

Andry said that in addition to Crenshaw and Rogers, others who played an important part in ACMA’s creation were Edmund “Pudgy” Moran from New Orleans, Jack Capell from Montgomery, Alabama and Stanley McCalla of Roswell, Georgia.

Prior to that seminal gathering at the Georgia bank, quite a bit of study had been given to the charter and bylaws of other similar legal organizations (colleges), and a set of bylaws was prepared that were considered equal or superior to similar ones the attorneys had studied.

The bylaws developed by the organizing attorneys called for the new College to have a board of regents, which met for the first time on May 24, 1974, also at Atlanta’s First National Bank. That fall, the first ACMA annual meeting took place October 4-5 at the Contemporary Resort Hotel in Lake Buena Vista, Florida.

“...One point that would probably be of interest to some of the newer officers is that in the beginning it fell upon the [ACMA] president to pay his own expenses and the expenses of the College,” Rogers remembered. “Each of our offices, the secretarial help and what not, took care of...mailings,

[and]...the setting-up [of] various programs for our meetings. In fact, I think it was the first five or six meetings that I personally set up the programs, got the speakers and so forth..."

The College Grows and Evolves

From the beginning the College established a pattern of having annual meetings at desirable locations where fellows could combine excellent professional continuing legal education (CLE) and a little recreation, with spouses and other guests encouraged to attend. In addition, the board of regents of the College would convene at the annual meeting and one or two other times each year to ensure the College was being effectively governed.

The College soon proved its value.

"During that time," Rogers remembered, "... national lenders...started making direct loans across the country. And it was through the College that we were able to set up a network so that wherever a client or a potential client might be interested in creating a lending business, we knew who to call to find out about the requirements to qualify for doing business, to learn about the requirements for a valid lien, foreclosure procedures, the whole thing. It was an absolutely marvelous organization, extremely helpful."

Though born of an effort to defend the longstanding relationship between attorneys and lenders, the College expanded its membership from a Southern and East Coast base to serve attorneys throughout the country with expertise representing both commercial and residential real estate lenders. The College also evolved to serve as an effective referral vehicle among the attorney members.

ACMA maintains records containing board of regent's minutes and annual meeting minutes. Those minute books provide a complete picture of the decisions made by the College. However, when the records were turned over to 2002-2003 President Stephen Bromberg, who had taken on the responsibility of collecting and organizing ACMA's important papers and minutes, he found that the 1987 spring board of regents meeting minutes were missing.

In a manner of speaking, they were lost in the snow. The meeting that year had been scheduled at the Grove Park Inn, in Asheville, North Carolina. But an unanticipated snowstorm struck and kept the gathering from taking place.

"Barbara [Mrs. Bowman] and I recall the disastrous [cancelled] Regents' meeting," 1988-1989 President Philip L. Bowman remembered. "On the way to Asheville, North Carolina we ran into a terrible snowstorm. Many members never even got started toward the meeting. We and others were caught on

the highway and spent most of a day stalled there; one couple spent the night out there. So, the meeting wasn't much of one and maybe there wasn't even any formal business conducted."

Bernard Kolbor, 1983-1984 president, also had quite an adventure trying to get to the meeting. Once he succeeded in reaching Asheville, it only got worse.

"Our Delta flight from Atlanta to Asheville was about the last one to land there until many days later—an unusual large spring snowstorm shut down everything. A Concorde sitting on the tarmac of the airport that was to take locals to Europe never got off the ground."

Those who had managed to get to Asheville, as Kolbor put it, "were snowed-in prisoners for the length of the Regents meeting and possibly another day or so." Their "incarceration" meant no golf on the hotel's course, no sightseeing in Asheville, no going into town for meals. All meals were at the hotel. "After a couple of days, it (the hotel) was beginning to run out of some provisions," Kolbor continued.

The 1987 weather-related debacle excepted, all who attended the College's meetings got a lot out of them, both professionally and recreationally. As 1979-1980 President Crenshaw put it, ACMA's Continuing Legal Education (CLE) programs, "in a word, were marvelous." The quality of the speakers was a major contributor to the success of the programs.

"We were privileged almost every year to hear the official and unofficial remarks of many persons with authority or influence in Washington," he said. "At almost every meeting the general counsel for the Federal Home Loan Bank Board was a guest speaker. Often the general counsel of HUD or other counsel from his office spoke. Experts from various areas of the country lectured on such subjects as bankruptcy, truth-in-lending, RESPA, and many others."

Today the CLE programs include two mornings of panels presented by both ACMA fellows and others who are experts in the respective subject matters. The professional development program also includes a full-day schedule designed for fellows who are corporate counsel, part of the annual Corporate Counsel Symposium that runs immediately prior to each annual meeting. For many years John L. Hosack and William McCown worked tirelessly to ensure that the CLE sessions were relevant and timely, as well as putting together the program and assigning the speakers.

Of course, ACMA makes sure the annual conferences continue the tradition of recreation to foster the fellowship that is a hallmark of the College. The first ACMA golf tournament was held at the 1990 meeting at the Greenbrier in White Sulphur Springs, West Virginia. It has been a feature of each annual meeting since. ACMA has had numerous excellent Golf Commissioners since the creation of this

tournament. However, in recognition of David Lombard's many years as Golf Commissioner and his overall contributions to the College, the annual tournament was named the David Lombard Memorial Golf Tournament following his death in August 2012.

Additionally, beginning in 2014, an annual Mini-Links and Drinks Open was created by Beth Mitchell and a group of ACMA fellows who were not full-course golfers. At one time there was also a tennis tournament at the annual meetings, but while the golf tournament has survived, the tennis event was later discontinued.

One of the planned events at each annual meeting is the Past Presidents Dinner. That event includes all the college's living former presidents and the presiding president, along with their guests. In the words of 2009-2010 President Robert J. Krapf, "[T]here are few things that better represent the College's spirit of collegiality, continuity and fellowship."

ACMA celebrated its 35th anniversary at its 2009 annual meeting held that Oct. 1-3 at the Boulders Resort in Phoenix. Then serving as president was Edward T. Bullard. Past President Mark A. Manulik (2006-2007) chaired the committee that selected the site and planned the meeting. The College invited all Past-Presidents and their respective guests to attend that meeting and the turnout was unprecedented. Among them was Past President Robert M. Johnson (1994-1995) who made a presentation to the membership recapping ACMA's evolution.

Committees

Much of the work of the College is accomplished through the efforts of the fellows on the many ACMA committees, including subcommittees, ad hoc committees, working groups and the like. ACMA has seen a tremendous growth in its number of committees and those fellows appointed to and actively participating on them. As of the 2018 annual meeting, there were 30 such committees with nearly 60 percent of the membership participating in one or more.

Committees meet at both the annual spring regents meeting and the fall annual meeting. As necessary, committee members also conduct conference calls. Each committee presents its report to the board of regents at both the spring and fall ACMA meetings.

One of the key ACMA committees is the Committee of State and Provincial Chairs. This committee grew out of the efforts of 1974-1975 President Edmond G. Miranne to expand membership of the College by appointing state chairs with recruiting responsibility. Because of the growth of ACMA into Canada, Puerto Rico, and the Virgin Islands, the state chair designation was later changed to state and

provincial chair. The first state chairs were John G. Kopp, Georgia; Dow H. Heard, Texas; Edmond G. Miranne, Louisiana; Patrick W. Richardson, Alabama; William C. Rogers, Maryland; Fletcher G. Rush, Florida; and John D. Walt, Tennessee. By the end of 1995, state chairs had been appointed for all fifty states and the District of Columbia. At that time, ACMA also named its first state chair coordinator, Nyal Deems.

The largest committee in the College is the Corporate Counsel Committee. Originally, the core of ACMA's Corporate Counsel Committee were members of the American Land Title Association's (ALTA's) Lender's Counsel Group, who were principally counsel from life insurance companies. The ALTA Lender's Counsel Group would meet at ALTA's meetings twice a year. However, other than the Lender's Counsel Group meetings, the ALTA meetings had limited interest to the ALTA Lender's Counsel Group. Accordingly, Betty Robbins of Teachers Insurance and Annuity Association and Bill McCown of The Northwestern Mutual Life Insurance Company attended an ACMA meeting as guests and liked what they saw and heard. After that, the ALTA Lender's Counsel Group moved its affiliation from ALTA to ACMA.

The College has evolved considerably since those early days of the ALTA Lender's Counsel Group. Today, the Corporate Counsel Committee is ACMA's largest and, in conjunction with each annual meeting, holds a corporate counsel symposium for the benefit of the committee members. Many of the Corporate Counsel Committee members participate on the CLE panels, as regents or as state and provincial chairs. Other members served on additional committees or as officers, including 2017-2018 President Alec G. Nedelman and 2018-2019 Secretary Joyce Elden.

Another important committee in the College is the Business Development Committee. This committee began in 2003 when the College launched a referral program to encourage fellows to refer business to other fellows. This program has become a significant benefit to ACMA fellows, and 2002-2003 President Stephen Bromberg sees this as his most significant contribution during his presidency. At its meeting on April 17, 2010, the Executive Committee of the College decided on this statement of policy regarding incentives for making referrals: "The Executive Committee recognizes that the Business Development Committee has the responsibility for developing and carrying out any possible incentives for referrals. The Executive Committee accordingly encourages the Business Development Committee to continue to reward the Fellow who makes the most ACMA referrals" Although the amount and types of incentives have changed over time, the Business Development Committee continues to encourage and reward referrals within the College.

The Publications Subcommittee of the Communications and Public Relations Committee and the Mortgage Law Summary Committee are responsible for publishing *The Abstract* and the *Mortgage Law Summary*, two publications that elevate the profile of the College within the legal and institutional lender communities, and the blog on ACMA's website that provides a way for fellows to post and comment on important lending topics of interest as well as the latest ACMA news.

The inaugural issue of *The Abstract* was published in September 1979, under the direction of 1980-1981 President Robert Hodges. *The Abstract* has been in constant publication since then. Because *The Abstract* is now available electronically, an index of the articles from past issues has been created by fellow Ned W. Graber.

The *Mortgage Law Summary* (MLS) has been published since 1995 as a compendium of the mortgage laws in each of the ACMA jurisdictions. The launching of the MLS was spearheaded by 1998-1999 President James A. Rose. The MLS continues to be updated every two years. It now includes all fifty states, plus the District of Columbia, Canada (all provinces), Puerto Rico, and the Virgin Islands. It is widely distributed as a valuable resource for fellows and clients and is also purchased and used by many other attorneys, law firms, law schools and law libraries.

Also, thanks to the leadership of Joel Wexler, during the 1994-1995 timeframe, ACMA created a pictorial directory for distribution to fellows. This directory continues to contain a wealth of information and is published annually. It also appears on the ACMA website, www.acmaatty.org.

Honoring ACMA Fellows and Communities

In 2001, the College created the Robert M. Johnson Award for Distinguished Public and Professional Service. The award honors a fellow who has exhibited unusually meritorious service to the public on behalf of the legal profession. The first honoree, and the ACMA fellow for whom the award was named, was Bob Johnson. Six years before, he provided exemplary service to his fellow Oklahoma City residents following the April 19, 1995, bombing of the federal courthouse. Oklahoma City University awarded Johnson an honorary doctorate in recognition of his efforts in the aftermath of the tragedy. The wording of the award is as follows: "The American College of Mortgage Attorneys Hereby Creates and Establishes in Perpetuity The Robert M. Johnson Award For Outstanding Service To Our Country and to Our College Having Served as Chair of the Murrah Federal Building Memorial Task Force and Chair of the Oklahoma City National Memorial Foundation..."

The Johnson award was not intended to be given regularly. To assure its legacy and importance, the College only extends this award to a fellow who as a lawyer has demonstrated the level of distinguished public service that reflects the highest ideals of the College as exemplified by Bob Johnson.

At the conclusion of 2003-2004 President Robert J. Pinstein's term, he recommended that ACMA create a presidential scholarship for law students aspiring to practice in a transactional field of law consistent with the qualifications for membership in ACMA. This scholarship may be presented each year to the law school student recommended by the law school to the outgoing ACMA president. The policy for the outgoing ACMA president is that the selection be made within a year of the presidency, unless it is made during that president's term.

At the scholarship's inception, the board of regents determined that each year's outgoing president would choose the law school from which the recipient would be selected, taking into consideration law schools in or near the community which the then-immediate Past President conducted his or her practice, and the opportunities to best inform the legal, law school and general communities about ACMA. Also to be considered in making the choice of law school was the opportunity to participate in a personal presentation to the recipient in coordination with the designated law school, perhaps along with other unrelated award presentations. Further details and processes were left to the then-immediate Past President's wisdom and discretion.

In honor of the 30th anniversary of ACMA in 2004, the College's board of regents moved that ACMA recognize all the original fellows at the upcoming annual meeting and designate them as lifetime fellows. The motion carried unanimously. Named that year were Edmund Miranne (deceased at the time), Tom James, Bob Crenshaw (deceased at the time) and John Kopp. This action was taken at the ACMA annual meeting held Sept. 30-Oct. 2, 2004, at the Fairmont Chateau Whistler Resort in Whistler, British Columbia, Canada. Also at this meeting, Past President Rogers prepared and gave a PowerPoint presentation detailing the history of ACMA.

The College established the James A. Rose Civility Award in 2005 and formally described it this way: "The American College of Mortgage Attorneys hereby creates and establishes in perpetuity the James A. Rose Civility Award for achieving the highest standard of courtesy, excellence and professionalism in the practice of law." The first award was presented posthumously to the man for whom it was named. Jim Rose had been an active leader in the College for many years, having spearheaded the National Mortgage Law Summary, now known as the Mortgage Law Summary. Rose served as President in 1998-1999 and remained a leader even after that time. He had been dedicated to his profession, to community service and to the civility and reputation of the bar.

In August 2005, Hurricane Katrina slammed into the Gulf Coast. This storm was extremely destructive and deadly, leaving 1,833 fatalities. Then ACMA President E. Howell Crosby initiated a charitable program in which the law offices of ACMA fellows that survived in the Gulf Coast area collected funds to be distributed to the support staff in the law offices of ACMA fellows that were destroyed or heavily damaged.

Coincidentally, the College's board of regents had met in New Orleans the previous April, just months before Katrina devastated the area. Then, by a mere turn of events, the 2009 annual meeting—to be held in Hawaii—had to be cancelled due to renovations at the meeting site. Because New Orleans was still in a state of devastation, ACMA made the decision to help support the Crescent City's economy by bringing that year's annual meeting to New Orleans.

On Oct. 20, 2006, at its 33rd annual meeting the College presented an award to 2004-2005 President Crosby that read as follows: "The American College of Mortgage Attorneys Presents this Award to E. Howell Crosby in honor and recognition of his exemplary and extraordinary direction, generosity, compassion and kindness in financially and physically assisting those ACMA members and their families, relatives, and employees directly affected by the devastation of Hurricane Katrina in 2005, thereby upholding the highest standards and ideals of the American College of Mortgage Attorneys."

In 2008, ACMA donated \$10,000 to the Annunciation Mission in New Orleans. ACMA 2008-2009 President Edward T. Bullard and former president Crosby personally delivered the donation to Reverend Jerry Kramer at the mission. This gift was greatly appreciated; Reverend Kramer sent a note to ACMA that said, "thank you SO MUCH for the extraordinary gift. I about fell over when I opened the envelope . . ."

A year later, as 2008-2009 President Edward T. Bullard put it, "During a season when we are mindful of our blessings as well as the needs of others," the College donated \$5,000 to the Hope Faith Ministries of Kansas City. Desiree Monize, executive director of the ministry, later wrote: "Thank you for your generous donation...toward our cause....Your gift comes at a crucial time for Hope Faith Ministries. Hope Faith Ministries is an outreach to the homeless and less fortunate in our community. Our mission is to equip, resource, and release the homeless and less fortunate of Kansas City back into society. The vision of Hope Faith Ministries [is] to break the cycle of homelessness and poverty in Kansas City, serving the homeless and less fortunate people in our community without reservation or precondition..."

The James A. Rose Civility Award was presented for only the second time, in 2012, to ACMA fellow William L. McCown. A fellow since 1997, for many years McCown had been an active member of

the ALTA's Lender's Counsel Group and, together with Betty Robbins, was instrumental in creating the Corporate Counsel Committee that benefits ACMA today. He was also co-chair of the College's CLE programs for many years.

In April 2011, the Executive Committee appointed ACMA Past Presidents Tim Konold, Bob Pinstein and Chuck Carpenter (later joined by Howell Crosby) as a "Nominating Committee" to prepare guidelines for lifetime fellows. The board of regents unanimously approved of the committee's nomination of Bob Johnson. Then, in March 2012, the board of regents unanimously approved of the committee's nomination of Alfred G. Adams. Becoming only the College's 9th and 10th lifetime fellows, they joined Edmund Miranne, Tom James, Bob Crenshaw, John Kopp, Allain C. Andry, III, Bernard Kolbor, William C. Rogers and Richard B. Bland. The standards and guidelines for consideration and nomination are extremely high, which means that in some years there may very well be no candidates considered or nominated.

John L. Hosack served as chair of the ACMA Program Committee from 1996 through 2016. That year the College recognized him for his two decades of "service, dedication, leadership, and professional excellence." In putting together outstanding programs and speakers, he set the bar high as ACMA continues to offer quality speakers and programs.

Management

Because ACMA presidents and the Executive Committee are elected for one-year terms and the ACMA regents and state and provincial chairs are elected for three-year terms, ACMA's executive secretaries and executive directors play a key role in the continuity of the College. From 1974 through August 2000, ACMA had two executive secretaries. The first was Jacqueline McLendon, an attorney and a fellow of ACMA, who was followed by Kathy Sibley, an attorney and the wife of 1995-1996 President Thomas Sibley.

The College was growing and expanding its services to its fellows and needed more extensive and professional management. In August 2000, ACMA contracted with Management Solutions Plus, Inc. (MSP), an association management company based in Rockville, Maryland, for full association management services. Those services included providing a dedicated executive director and staff. The search for a professional management association had been led by 2000-2001 President Alfred G. Adams. Beverly I. Levy was named executive director of the College and served until December 31, 2014.

Ms. Levy and her husband Steve were invited to attend the 2015 annual meeting held Oct. 15-17, 2015 at the St. Regis Princeville Resort on the Island of Kauai. It was ACMA's way of thanking Ms. Levy for her dedication and 15 years of faithful service to the College.

Following Ms. Levy, two interim executive directors served ACMA, Carol Walsh, and then Leslie Edsall. The College continues to be managed by MSP with Charles (Chip) Deale serving as current executive director.

ACMA Today and Tomorrow

In the mid 1970's, ACMA membership was regional, concentrated in the South and mid-South. But ACMA soon undertook a goal to become a national lawyer's group. ACMA's membership records show that in 1974 there were 76 fellows in eight states. In 1976, just two years later, there were 136 fellows in 17 states plus the District of Columbia. In just those two years, ACMA almost doubled in membership as well as more than doubled the number of states in which its fellows practiced law. By 1981, there were 376 fellows in 34 states plus the District of Columbia. At the end of 1995, ACMA successfully reached a milestone in the geographical representation of the College by having highly respected and qualified fellows in each of the fifty states and the District of Columbia. Today, ACMA has over 490 fellows representing all fifty states plus the District of Columbia, Puerto Rico, the Virgin Islands, and most of the Canadian provinces.

ACMA today is an important participant in many industry organizations. In February 2006, the Real Estate Synergy Group was formed, which included The ABA Real Property, Trust and Estate Law Section (RPTE); ABA Section of Business Law; American College of Commercial Finance Lawyers (ACCFL); American College of Real Estate Lawyers (ACREL); Association of Commercial Finance Attorneys (ACFA); Commercial Real Estate Women Network (CREW Network); and the International Council of Shopping Centers Law Conference (ICSC). The purpose of the Real Estate Synergy Group is to coordinate calendars to avoid meetings at the same time, as well as to work on ad hoc projects. The representatives for ACMA include the current president, president-elect, and the immediate Past President. ACMA's executive director serves as staff liaison and is responsible for providing calendar information to the coordinator, who currently is the executive director of ACREL.

For many years, ACMA fellow Patrick Randolph was the secretary of the Joint Editorial Board for Uniform Real Property Acts, a group whose members are composed of law professors and practicing lawyers. He approached Robert Krapf, 2009-2010 President, and suggested that ACMA be represented on the board. At that time, the board had two representatives from each of its founding members, ACREL,

RPTE, and what was then called the National Conference of Commissioners on Uniform Laws, now the Uniform Law Commission. There was also a representative from the Community Associations Institute (CAI), which works with condominiums. Each organization made annual contributions to fund the board's work.

The Uniform Law Commission serves as the focal point for the Joint Editorial Board's projects. The board meets several times each year to discuss possible new initiatives for uniform laws in real property issues, commission white papers on these issues and make recommendations to the commission. The College agreed to join and send one representative. Past President Krapf was the representative for several years. He was followed by Past President Mark Manulik (2006-2007), who was succeeded by ACMA fellow Martha Harris. She, in turn, was succeeded by Past President Nancy Little (2016-2017). This has been an important and valuable way for the College to be in the leadership of national policy on legal issues. Moreover, when the commission decides to move ahead on a uniform law, it appoints a drafting committee, and, often, the College would appoint its own observer to the committee. ACMA fellow Norma Williams of California served the College in that capacity on the Uniform Assignment of Rents Act.

ACMA is also represented on the Working Group on Legal Opinions (WGLO) of the ABA Business Law Section and is currently working with both ACREL and the ICSC on joint areas of interest.

In 2010, ACMA elected its first woman president, Darlene T. Marsh (2011-2012). In 2016, ACMA elected a past co-chair of the Corporate Counsel Committee as president, Alec G. Nedelman (2017-2018). ACMA continues to be a collegiate, friendly, and all-inclusive College, with a strong sense of ethics and high standards for election to fellowship.

The College has vigorously continued its work on behalf of the profession it represents. What lies ahead? Past President Robert Johnson (1994-1995) shared his vision:

“From my perspective, ACMA will continue to flourish as a prominent, respected, honorary organization so long as fellowship in the College continues to be restricted to highly qualified, congenial lawyers who are distinguished for their significant contributions to the profession and high standards of professional and ethical conduct. I also believe that as consideration is given to possible expansion, we must remain sensitive to the possible resulting erosion of the esprit de corps that distinguishes the College from other organizations.”

Attachments

1. ACMA Past Presidents and Terms of Office
2. ACMA Board of Regents Spring Meeting Dates and Locations
3. ACMA Annual Meeting Dates and Locations
4. ACMA Photo Gallery
5. “The Founding of the College,” by former president Robert W. Crenshaw, Jr. (1979-1980) in *The Abstract*, Vol. 6, No.1, Sept. 18, 1984
6. Transcript of remarks by former president William C. Rogers, Jr., delivered at the ACMA annual meeting Sept. 30-Oct. 2, 2004, at the Fairmont Chateau Whistler Resort in Whistler, British Columbia, Canada
7. “The College in Action,” by former president Allain Andry, III (1982-1983) in *The Abstract*, Vol. 6, No.1, Sept. 18, 1984
8. ACMA Presidential Scholarship Recipients
9. Past Presidents and Guests Attending the 2009 Annual Meeting

Attachment 1

ACMA Past Presidents 1974 – 2019

2018-2019	Jacob W. Reby • St. Louis, Missouri
2017-2018	Alec G. Nedelman • Los Angeles, California
2016-2017	Nancy R. Little • Richmond, Virginia
2015-2016	Donald A. Shindler • Chicago, Illinois
2014-2015	Louis S. Pettey • Gaithersburg, Maryland
2013-2014	Robert A. Holmes • Avon, Colorado
2012-2013	R. Keith Colvin • Baton Rouge, Louisiana
2011-2012	Darlene T. Marsh • Nashville, Tennessee
2010-2011	M. Lawrence Hicks Jr. • Dallas, Texas
2009-2010	Robert J. Krapf • Wilmington, Delaware
2008-2009	Edward T. Bullard • Kansas City, Missouri
2007-2008	Nyal D. Deems • Grand Rapids, Michigan
2006-2007	Mark A. Manulik • Portland, Oregon
2005-2006	John C. Murray • Chicago, Illinois
2004-2005	E. Howell Crosby • New Orleans, Louisiana
2003-2004	Robert J. Pinstein • Memphis, Tennessee
2002-2003	Stephen A. Bromberg • Bloomfield Hills, Michigan
2001-2002	J. Tim Konold • Poway, California
2000-2001	Alfred G. Adams • Winston-Salem, North Carolina
1999-2000	Dale W. Ek • Albuquerque, New Mexico
1998-1999	James W. Rose • Dallas, Texas
1997-1998	William R. Patterson • Atlanta, Georgia
1996-1997	Charlton H. Carpenter • Denver, Colorado
1995-1996	Thomas J. Sibley • Beaumont, Texas
1994-1995	Robert M. Johnson • Oklahoma City, Oklahoma
1993-1994	Byron Hayes Jr. • Toluca Lake, California
1992-1993	A. Harrison Johnson • Nashville, Tennessee
1991-1992	John G. Kopp • Waycross, Georgia
1990-1991	Herbert W. Jorgensen • Gaithersburg, Maryland
1989-1990	Victor L. Wallace II • Denver, Colorado
1988-1989	Philip L. Bowman • Wichita, Kansas
1987-1988	Carl A. Megehee • Pascagoula, Mississippi
1986-1987	Thomas R. James • Memphis, Tennessee
1985-1986	John G. Serino • Belmont, Massachusetts
1984-1985	William G. Courtney • Temple, Texas
1983-1984	Bernard Kolbor • Santa Fe, New Mexico
1982-1983	Allain C. Andry III • New Orleans, Louisiana
1981-1982	Richard B. Bland • Tracy's Landing, Maryland
1980-1981	Robert H. Hodges • Baton Rouge, Louisiana
1979-1980	R.W. Crenshaw Jr. • Atlanta, Georgia
1978-1979	Lynn M. Ewing Jr. • Nevada, Missouri
1977-1978	Jack L. Capell • Montgomery, Alabama
1976-1977	Dow H. Heard • Houston, Texas
1975-1976	William C. Rogers Jr. • Baltimore, Maryland
1974-1975	Edmond G. Miranne • New Orleans, Louisiana
1973-1974	Stanley H. McCalla • Roswell, Georgia

Attachment 2

ACMA Board of Regents Locations 1974 -2021

April 15-17, 2021	InterContinental Wharf • Washington, DC
April 23-25, 2020	Four Seasons Rancho Encantado • Santa Fe, NM
March 7-9, 2019	Four Seasons Miami • Miami, FL
April 26-28, 2018	The Ritz Carlton, Marina del Rey, Marina del Rey, CA
March 2-4, 2017	Ojai Valley Inn & Spa • Ojai, CA
April 6-9, 2016	The Ritz Carlton Golf Resort • Naples, FL
March 3-5, 2015	La Quinta Resort & Club • Palm Springs, CA
April 3-5, 2014	Omni Amelia Island Plantation Resort • Amelia Island, FL
April 11-12, 2013	Carmel Valley Ranch • Carmel, CA
April 19-21, 2012	Royal Palms • Phoenix, AZ
April 14-16, 2011	Ritz Carlton Hotel • Dallas, TX
April 15-17, 2010	Fairmont Miramar Hotel & Bungalows • Santa Monica, CA
March 19-21, 2009	L'Auberge Del Mar • Del Mar, CA
April 10-13, 2008	Inn & Spa at Loreto • Santa Fe, NM
April 27-28 2007	White Elephant Resort • Nantucket, MA
April 28-29, 2006	The Ritz Carlton Chicago • Chicago, IL
April 15-16, 2005	The Windsor Court Hotel • New Orleans, LA
April 30-May 1, 2004	The Ritz Carlton Golf Resort • Naples, FL
April 25-26, 2003	The Cloister • Sea Island, GA
April 19-20, 2002	Rancho Valencia • Rancho Santa Fe, CA
May 5, 2001	The Grove Park Inn Resort • Asheville, NC
May 6, 2000	Pinehurst Country Club Resort • Pinehurst, NC
May 22, 1999	Silverado Resort • Napa, CA
April 18, 1998	Charleston Place • Charleston, SC
May 17, 1997	The Ritz-Carlton • Amelila Island, FL
May 15, 1996	Inn of the Anasazi, Santa Fe, NM
May 6, 1995	Keswick Hall • Keswick, VA
April 30, 1994	Four Seasons Biltmore • Santa Barbara, CA
April 24, 1993	The Broadmoor • Colorado Springs, CO
April 4, 1992	Hotel Nikko • Atlanta, GA
April 11-13, 1991	Warwick Parish • Bermuda
April 7, 1990	Orange Tree Golf and Conference Resort • Scottsdale, AZ
April 29, 1989	Harry Starkers Restaurant, Kansas City, MO
April 23, 1988	Four Seasons Hotel • Washington, DC
No Record of Date, 1987	No Record of Location
April 2, 1986	Annapolis Hilton Inn • Annapolis, MD
April 20, 1985	Marriott Grand Hotel • Point Clear, AL
May 19, 1984	Union Club • Boston, MA
May 21, 1983	Pinehurst Hotel and Country Club • Pinehurst NC
May 8, 1982	Lexington Marriott Resort at Griffin Gate, Lexington, KY
May 2, 1981	Opryland Hotel • Nashville, TN
January 26, 1980	Terrace Garden Inn • Atlanta, GA
April 21, 1979	Breckenridge Inn • St. Louis, MO
April 22, 1978	Royal Orleans Hotel • New Orleans, LA
April 2, 1977	Bay Point Yacht and Country Club • Panama City, FL
April 30, 1976	The Warwick Hotel • Houston, TX
April 25, 1975	Royal Orleans Hotel • New Orleans, LA
January 18, 1974	First National Bank of Georgia • Atlanta, GA

Attachment 3

ACMA Annual Meeting Locations 1974 -2021

September 23-25, 2021	Four Seasons St. Louis • St. Louis, MO
September 10-12, 2020	The Lodge at Torrey Pines • San Diego, CA
September 5-7, 2019	Monterey Plaza Hotel • Monterey, CA
October 11-13, 2018	The Ritz-Carlton Dove Mountain • Marana, AZ
September 14-16, 2017	Grove Park Inn • Asheville, NC
September 22-24, 2016	The Resort at Pelican Hill • Newport Beach, CA
October 15-17, 2015	St. Regis Princeville • Kauai, HI
September 18-20, 2014	Omni Mount Washington Resort • Bretton Woods, NH
September 26-28, 2013	Four Seasons Hotel • Jackson Hole, WY
October 11-13, 2012	The American Club • Kohler, WI
October 13-15, 2011	Grand Del Mar Resort • San Diego, CA
September 23-25, 2010	Fairmont Le Chateau Frontenac • Quebec City, Quebec
October 1-3, 2009	Boulders Resort • Phoenix, AZ
October 16-18, 2008	The Ritz-Carlton, New Orleans • New Orleans, LA
October 4-6, 2007	St. Regis Resort • Aspen, CO
October 19-21, 2006	St. Regis Monarch Beach Resort • Dana Point, CA
October 27-29, 2005	Four Seasons Las Vegas • Las Vegas, NV
Sept. 30 – Oct. 2, 2004	Fairmont Chateau Whistler Resort Whistler, BC, CAN
October 24-25, 2003	The Greenbrier • White Sulphur Springs, WV
November 1-2, 2002	Barton Creek Resort • Austin, TX
October 12-13, 2001	Nemacolin Woodlands Resort & Spa • Farmington, PA
October 27-28, 2000	Scottsdale Princess • Scottsdale, AZ
October 1-2, 1999	The Broadmoor • Colorado Springs, CO
October 29-31, 1998	The Westin Regina • Los Cabos, Baja CA Sur
October 17-18, 1997	The Westin Resort Hilton Head • Hilton Head, SC
October 11-12, 1996	Ritz Carlton Rancho Mirage • Palm Springs, CA
October 20-21, 1995	The Breakers • Palm Beach, FL
November 11-12, 1994	The Cloister • Sea Island, GA
October 8-9, 1993	Westin LaPaloma • Tucson, AZ
October 2-3, 1992	Four Seasons Hotel • Austin, TX
October 4-5, 1991	Four Seasons Hotel • Vancouver, B.C.
October 19-20, 1990	The Greenbrier • White Sulphur Springs, WV
October 20-21, 1989	Ritz Carlton • Naples, FL
October 23-24, 1988	Ritz Carlton • Laguna Niguel, CA
October 9-10, 1987	Hotel Eldorado • Sante Fe, NM
October 24-25, 1986	Hyatt Regency • Savannah, GA
October 21-22, 1985	The Lodge at Pebble Beach • Pebble Beach, CA
October 19-20, 1984	Boca Raton Hotel & Club • Boca Raton, FL
October 21-22, 1983	Four Seasons Hotel • San Antonio, TX
October 22-23, 1982	The Broadmoor • Colorado Springs, CO
October 9-10, 1981	Williamsburg Hospitality House • Williamsburg, VA
October 17-18, 1980	Royal Orleans • New Orleans, LA
October 26-27, 1979	The Greenbrier • White Sulphur Springs, WV
October 27-28, 1978	The Breakers • Palm Beach, FL
October 27-28, 1977	The Cloister • Sea Island, GA
October 4-5, 1976	The Mills Hyatt House • Charleston, SC
October 20-21, 1975	The Broadwater Beach • Biloxi, MS
October 4-5, 1974	Contemporary Resort Hotel • Lake Buena Vista, FL

Attachment 4

ACMA Photo Gallery

To view ACMA's photo gallery, go to <https://www.acmaatty.org/gallery/>

Attachment 5

The Founding of the College

Excerpt from *The Abstract*, Vol. 6, No. 1, September 18, 1984

By Robert W. Crenshaw Jr., 1979-1980 ACMA President

This History is sometimes phrased in the first person (I or we) in the hope that all of the Fellows who read it-particularly those who were organizers - will be better able to see, feel, and recollect the events that transpired leading up to the formation of the College; and our History will briefly go through the years until we find clear assurance of its success and permanency.

In the years 1971, 1972 and 1973, legislation was pending in Congress which, if passed, would have "socialized" the practice of real estate law as it relates to mortgage settlements or closings; and in fact, in 1977 an act had been actually passed and became law, empowering HUD to establish maximum closing or settlement charges for FHA and VA loans. This 1977 Act was not well known to most mortgage attorneys, as most of them represented savings and loan associations who at that time made very few FHA or VA loans. However, when the Congress, led by Senator Proxmire (Wisconsin) in the Senate and Mrs. Sullivan (Missouri) in the House, considered legislation in the early '70s which would enlarge HUD's authority to control fees to include all "Federally" related loans (meaning practically all mortgage loans), it created a tremendous furor among mortgage attorneys. Even here, we (the writer and almost all other mortgage attorneys) were not aware of this legislation until it had actually passed the Senate by a vote of 87 to 1. After learning of this tremendous threat to the mortgage practice of many attorneys (HUD had just issued a Rule limiting fees in FHA and VA settlements to a ridiculously low amount), the lawyers began to call their respective representatives in Congress, and especially in the House. At that time (fortunately for us) the proposed legislation also included title insurance companies and the premiums that they charged for title insurance, empowering HUD to set limits on such premiums in the same fashion that it would set limits on the mortgage attorneys' fees. Accordingly, many title insurance companies also began to contact representatives - both Congressmen and Senators. After a number of months of this activity, lawyers in various states became acquainted by telephone with each other and with the attorneys for a group of very large title insurance companies. A campaign rapidly developed in opposition to such radical and socialistic legislation, and a number of lawyers met with and joined together in vigorously protesting this legislation with their Representatives. Coordination with the title companies' attorneys and lobbyists in Washington became extremely close; and the two groups called each other by telephone on almost a daily basis. Hearings before the Housing Subcommittee of the House Banking and Currency Committee became the pivotal point in turning the tide and stemming the "greased skids" for this legislation. The legislation was finally defeated and turned into the Real Estate Procedures Act of 1974 (RESPA) with which all mortgage attorneys are now familiar. Space does not permit us to elaborate on the many actions taken and the many actors participating therein; but the foregoing may serve to show the climate prevailing among the mortgage attorneys at that time.

In January, 1974, when it was clear that the threat of socialization of this aspect of law practice had been averted, several of the lawyers in the southern states (plus Bill Rogers in Maryland) communicated to one another that the campaign had been helpful to mortgage attorneys in an additional and beneficial way: namely, that many lawyers from different states had met and found that they had a community of professional interests in their practice. A suggestion was made repeatedly that perhaps we ought to organize our own professional association similar to other organizations, such as the American College of Trial Lawyers, the American College of Probate Counsel, etc. Finally, Bob Crenshaw of the firm of Hansell, Post, Brandon & Dorsey in Atlanta (with the assent and urgings of a number of other lawyers) mailed a letter of invitation to approximately 50-55 attorneys located in Georgia and in certain other southern and east coast states, inviting those lawyers to come to Atlanta and to organize the American College of Mortgage Attorneys. Substantial study was made of the charter and bylaws of other similar legal organizations (colleges), and a set of bylaws was prepared which was considered to be equal or

superior to similar ones which had been studied. Finally, on January 18, 1974, 45 lawyers from the 50 or so invited met in the auditorium of the First National Bank of Atlanta in order to organize. As would be expected, the vast majority were from the state of Georgia, many traveling from 100 to 300 miles in order to make the meeting. Eleven lawyers came from other southern, southeastern and Atlantic states and took time out from their respective busy offices to travel to Atlanta to help organize the College. It was a proud moment for the College and a tribute to the desire of the original Fellows to create a professional organization, with original Fellows traveling from as far away as Louisiana, Texas and Maryland. Bob Crenshaw and Hal Clarke of Atlanta alternated in presiding at the original meeting; the articles of incorporation and the bylaws were adopted; and the original officers were elected, with Stanley McCalla of Atlanta being elected the first President. At the end of this article may be found a listing of those charter members of the College who were present at this organizational meeting. *

The College steadily grew in membership and adopted a very fine procedure of having annual meetings of the entire membership once a year at a desirable location, combining the improvement of the professional expertise of the attending Fellows by splendid seminars in the morning through luncheon, with an afternoon of recreation thereafter. This served to encourage the attendance at such meetings by spouses or other guests of the Fellows. The educational programs, in a word, were marvelous; and we were privileged almost every year to hear the official and unofficial remarks of many persons with authority or influence in Washington. At almost every meeting the general counsel for the Federal Home Loan Bank Board was a guest speaker. Often the general counsel of HUD or other counsel from his office was speakers. Experts from various areas of the country lectured on such subjects as bankruptcy, truth-in-lending, RESPA, and many others. The presentations were uniformly well received at these various annual meetings. This was indeed carrying out the purpose of the College as stated in its charter and bylaws, "to improve and reform ... (real estate mortgage) practice and the procedures related thereto, as well as the professional responsibility of practitioners thereof".

The first such annual meeting was held at Disney World, Lake Buena Vista, Florida, and successive meetings were held at Biloxi, Mississippi; Charleston, South Carolina; Sea Island, Georgia; Palm Beach, Florida; White Sulphur Springs, West Virginia; New Orleans, Louisiana; Williamsburg, Virginia; Colorado Springs, Colorado; and San Antonio, Texas.

In addition to the annual meetings, the Board of Regents has met at least twice (and sometimes thrice) each year, with one meeting being always scheduled on the occasion of the annual Fellows meeting. The Board members take their duties seriously and take steps to ensure that the purposes of the College are carried out.

As stated, the College grew steadily from year to year until the number of 376 members, scattered over 34 states and the District of Columbia, was reached.

One of the very best things to happen to the College was the acceptance of the position of Executive Secretary by Mrs. Jacqueline K. McLendon of Atlanta following her election to that office by the Board of Regents at its May meeting in 1974. Jackie and her husband, Melburne McLendon, have been invaluable to the College since that date, and those Fellows, officers and regents who have worked with her realize that the College has benefited greatly by her quiet, efficient management of its affairs, particularly in regard to the timing, logistics and handling of all meetings of the Board of Regents and of the general membership.

Finally, although the College primarily remains a professional organization devoted to improving the expertise of its members and of promoting good fellowship among attorneys with similar legal practices and problems, it has not lost sight of the necessity to resist any effort to "socialize" or otherwise impair and intrude upon the free practice in all respects of real estate and mortgage law by attorneys, and the selection of its attorney by a lender-client. Elsewhere in this issue a summary of actions taken by the College in this regard has been ably presented by Allain Andry.

* Attorneys Attending Organizational Meeting, January 18, 1974

The following attorneys attended the January 18, 1974, organizational meeting: Timothy K. Adams, Charles J. Alford Jr., Shepard B. Ansley, William Bagwell, Richard B. Bland, Ed Barham, Upshaw C. Bentley Jr., Scott Candler Jr., Emmett Cartledge, T. Hal Clarke, James R. Cleary, Charles C. Cox, R. W. Crenshaw Jr., A. James Elliott, Henry M. Hatcher Jr., Dow H. Heard, H. Raiford Hodges Jr., Robert H. Hodges, Wade Hoyt, Benny L. Irvin, Thomas R. James, John G. Kopp, William M. Lester, Stanley H. McCalla, Charles V. Marshall, Edmond G. Miranne, Dennis J. Mock, Bernard J. Mulherin, James M. Ney, Charles L. Pickell, Montgomery Preston, Ernest C. Ramsay, Herbert A. Ringel, John H. Roe Jr., Jack Rogers, William C. Rogers, John W. Smith, Robert W. Spears, Edwin L. Sterne, L. Jack Swertfeger, Jr., William G. Tanner, John Bell Towill, John D. Walt, Stuart Watson, and Jones Webb.

Attachment 6

Transcript of remarks by former president William C. Rogers, Jr. (1975-1976)

delivered at the ACMA Annual Meeting • September 30 - October 2, 2004

Fairmont Chateau Whistler Resort Whistler • British Columbia, Canada

PREAMBLE FOR BILL ROGERS' TRANSCRIPT:

The Fellows and their guests in Whistler were very fortunate to have experienced the informational and deeply moving pre-recorded video retrospective from William C. Rogers, Jr., a founding Fellow and the third president of the College regarding the early years of the ACMA. It is a pleasure for the College to offer this transcript of Bill's remarks and the introduction by his son and ACMA member W. Charles Rogers, III:

INTRODUCTION BY W. CHARLES ROGERS, III:

I am pleased to introduce Bill Rogers, one of the founding members of the American College of Mortgage Attorneys and its third President.

WILLIAM C. ROGERS, JR.:

Thank you, first I would like to thank all of you for giving me the opportunity to reminisce about the founding of our College and the reason for it and some of the early members and what they went through.

It was back in about 1972, when the Federal Home Loan Bank felt that the attorneys had too much control over the title examinations and mutually owned savings and loans. Well this was very true in the mid-east and the south. There was actually control that prevented anyone other than the attorney of record from doing the title work. In order to preserve our position, probably one of the finest men I've ever met and one of the smartest attorneys, a fellow by the name of Bob Crenshaw, out of Atlanta, Georgia, called a meeting. Now this meeting was set up at Bob's own expense and consisted of anywhere from 25 to possibly 50 attorneys from the mid-Atlantic states and throughout the south, and we spent practically the whole day discussing everything that anyone could think of that might alleviate our problem or put us in a better position. During the course of these discussions, it became pretty evident to all of us that while we have the same ideas, or while we have the same type of practice, there was actually no organization to represent our position. Bob had checked with the American Bar. The American Bar Association did not feel that it should become involved in this situation, so it was finally worked out that we would form our own group and it was Bob Crenshaw who came up with the idea of creating it as a College and then later having that approved, or not approved, accepted by the American Bar Association as a recognized group and having that available to go in our biographies.

It took probably another year to get the College actually functioning. Stanley MaCalla who was at that time a partner of Bob's, was very active in helping Bob. Probably the greatest promoters that we had were Pudgy Miranne out of New Orleans and Allain Andry out of New Orleans. In later years you had people like Charlie Buckley up in New York, Dow Heard down in Texas and I could keep going with names of men who devoted a tremendous amount of time, energy and money to making our College possible.

But one point that would probably be of interest to some of the newer officers is that in the beginning it fell upon the President to pay his own expenses and the expenses of the College. Each of our offices, the secretarial help and what not, took care of all of the mailings, took care of the setting up for various programs for our meetings. In fact, I think it was the first five or six meetings that I personally set up the programs, got the speakers and so forth.

All of this is by way of reminiscing and I'm not criticizing the fact that today that's paid out of our dues. It was a matter of several years before it really got underway. During that time, a lot of work was done, both locally and in Washington with the Congress and I think we owe a tremendous debt to John Mmahat and Allain Andry. They seemed to spearhead the work that was done in the halls of Congress.

During that time, or in that era, the secondary market took a real change. That secondary market for mortgages actually started toward the end of the 1940's. But it was in the late 60's and early 70's that national lenders, major lenders are now called national lenders, started making direct loans across the country. And it was through the College that we were able to set up a network so that wherever a client or a potential client might be interested in creating a lending business, we knew who to call to find out about the requirements to qualify for doing business, to learn about the requirements for a valid lien, foreclosure procedures, the whole thing. It was an absolutely marvelous organization, extremely helpful.

One of the things that was suggested that I might bring up are some of the humorous events. There weren't a whole lot of humorous events, they were pretty much a business, while there obviously was some partying and some humor, but the fact that there are several people that I would mention who are still alive, I think it's better that we just skip that whole subject.

One of the things that we did back in those years that might be of interest to you to think about again is through Robert Hodges of Baton Rouge we were able to develop a rather close relationship with the notary public organization in the country of Mexico, and that resulted in mutual trips, with them coming here to the U.S. and attending our annual meeting and us going down to Mexico and seeing how they operate and also seeing some of the country as a first class tourist.

I think the thing that I'm most appreciative of is the opportunity to go back and reminisce about the origins of our College. I certainly would be remiss if I didn't point out that with all of the organizations with which I have been attached through these many years, I have never been in an organization that I so thoroughly enjoy. Every person that I have ever met in our College has been a person that I've been proud to know and a person that I've been happy to be with. And I can only hope that I'll have many more years to say the same thing. Thank you.

Attachment 7

The College in Action

Excerpt from *The Abstract*, Vol. 6, No. 1, September 18, 1984

By Allain Andry, III., 1982-1983 ACMA President

The Real Estate Settlement Procedures Act (RESPA) was adopted by Congress in 1974, under the circumstances and for the reasons set forth in the companion article by Bob Crenshaw. The passage of RESPA and a spate of attendant consumer legislation during that period, sent a clear message to businessmen, including mortgage attorneys. In particular we were made critically aware of the following:

1. Even though mortgage attorneys, and the lending institutions whom they represented and with whom they were sometimes affiliated, performed important functions in their community and were held in esteem by their community, this complimentary view did not prevail on the national level, particularly with some consumer groups and some members of the congressional and agency staffs.
2. In most instances mortgage attorneys and their relationship with lenders were not a high priority issue with the congressmen and senators themselves, who were often receiving a one-sided presentation by the opposition.
3. In this age of "single issue politics," if our position which has great merit, were not properly presented, we would lose the legislative and regulatory battle by default. The College was also acutely aware that the RESPA legislation mandated that HUD was to undertake a study and report to Congress as to the effectiveness of RESPA, thereby assuring that amendments would be proposed.

For these reasons the College began to prepare itself to be an effective voice for mortgage attorneys at the state level, but even more so at the federal level. A legislative committee was formed, Washington counsel were retained to act as an "early warning system," and several members of the College were instrumental in forming the unaffiliated Mortgage Attorneys Political Action Committee (MAPAC). In the early 1980s, we were alerted that HUD had contracted with the accounting firm of Peat, Marwick, Mitchell & Co. to undertake a study of closing procedures and fees, which would be the basis of the HUD report to Congress. The College felt strongly that there was, in fact, no grass roots consumer dissatisfaction with the customary manner in which closings were handled, nor with the fees charged. Through Washington counsel, we filed a Freedom of Information Act request with HUD seeking all comments that they had ever received from the general public. A voluminous response was obtained, but an analysis of it confirmed that, in fact, consumer comments were minimal and among those, only a very small number dealt with closing procedures or attorney's fees. When the preliminary Peat, Marwick study was released:

1982 bill failed to come to a vote in the House, but was immediately reintroduced in the House in 1983, passed the House and was subsequently adopted by the Senate and became law in November of 1983. The Controlled Business provisions were retained in the Bill, but also retained was the language protecting our interests.

While we were involved in the RESPA fight, the Home Loan Bank Board proposed amendments to the Conflicts of Interest Regulations, paragraph 563.41, which would have prohibited a service contract or arrangement, including employment of counsel, with an affiliated person, unless prior approval had been obtained by the Association from the Supervisory Agent. The College alerted the membership and mounted a large effort against these dictatorial regulations, and they were subsequently withdrawn. Later proposals changed the existing suggested guidelines with regard to the make-up of the Board of Directors of an Association to mandatory guidelines, expressly providing that no more than one member of a law

firm may be on the board of an association. Again, the College, working in conjunction with the national organizations representing savings and loan associations, was able to have this clause "grandfathered."

During the same period, ALTA, not being certain of success in its federal efforts, had also encouraged the National Association of Insurance Commissioners (NAIC) to adopt a model code, the idea being that this code would then be presented to the individual state legislatures. Eventually, several members of the College were involved in this process, and in particular, one of our members was on the Advisory Committee. The thrust of the NAIC Model Code was to include a controlled business provision which again would have prevented an attorney from representing a client in a real property transaction, and also furnishing the necessary title insurance as an attorney-agent. At several stages in this process, primarily through the efforts of the College, language had been included exempting an attorney writing title insurance who was duly licensed and who complied with the canons of ethics of his profession. However, the Model Code as finally adopted contains no such exemption. Therefore, the College has circulated several newsletters and also articles in The Abstract pointing out the hazards inherent in the Model Code and setting forth language which will overcome these hazards. All members of the College should monitor their state legislatures to make sure that if the NAIC Model Code is presented, it will be properly amended.

As you can see, a large portion of the physical and emotional energy and financial assets of the College have been devoted to the above efforts. We hope that we have been successful in educating and convincing the decision-makers on the federal and, in some instances, on the state level that mortgage attorneys, when representing lending institutions, furnish a valuable service, and that there is no evidence of any abuses arising from the relationship of an attorney with the lender. However, there are those who would like to interfere with the lender's right to select its attorney, and no doubt they will continue their efforts. Therefore, constant vigilance and vigorous response will no doubt be required for the foreseeable future. Please be assured that the College will expend all efforts necessary to protect the rights of its members.

Attachment 8

ACMA Presidential Scholarship Recipients

- 2014-2015 President Louis S. Pettey presented the ACMA Presidential Scholarship to be split equally between Bradford Kirby and Alexandra Athans at the University of Baltimore School of Law. It was presented at the Law School’s 23rd Annual Awards Ceremony.
- 2013-2014 President Robert Holmes presented the ACMA Presidential Scholarship to a student at the University of Denver Law School.
- 2012-2013 President R. Keith Colvin presented the ACMA Presidential Scholarship to Andrew Rebenack, a law student at the Louisiana State University Law School. Mr. Rebenack was selected by a faculty committee for his performance in courses relating to mortgage law. The law school maintains a wall of honor in the Chancellor’s offices which contains a bronze plaque recognizing the grantors of all scholarship awarded at the Law School. ACMA is now permanently recognized in bronze on this plaque in the hall of honor. In the words of Mr. Colvin, “I sincerely appreciate the honor of presenting this Scholarship on behalf of ACMA.”
- 2011-2012 President Darlene T. Marsh presented the ACMA Presidential Scholarship to a student at Vanderbilt Law School, which is part of Vanderbilt University. The Professor who was teaching Real Property, including mortgage law, selected his best scholar in that area of study. 2011-2012 ACMA President Darlene Marsh and 2003-2004 ACMA President Robert Pinstein met with scholarship recipient Eric Shoppe at the Vanderbilt Law School Reunion All Class Party on October 4, 2013.
- 2009-2010 President Robert J. Krapf presented the ACMA Presidential Scholarship to a program at a local law school called the Jurist Academy, which provides a “boot camp” experience for minority and underserved college undergraduates who intend to attend law school. This is an excellent program that Mr. Krapf’s firm supports as well.
- 2007-2008 President Nyal Deems presented the ACMA Presidential Scholarship to a student at the University of Georgia School of Law.
- 2006-2007 President Mark A. Manulik presented the ACMA Presidential Scholarship to a student at the University of Houston Law Center, recommended by Professor Mixon.
- 2004-2005 President E. Howell Crosby presented the first ACMA Presidential Scholarship to Adam Swensek at Tulane Law School. Mr. Swensek was selected by Professor Max Nathan, Jr. Mr. Swensek did outstanding work on the Moot Court team, was a member of the Tulane Law Review, and graduated Order of the Coif.

Attachment 9

The following ACMA Presidents and guests were in attendance at the Annual Meeting held October 1-3, 2009 at the Boulders Resort in Phoenix, Arizona:

1980-1981 ACMA President Robert Hodges
1983-1984 ACMA President Bernard (Bernie) Kolbor and Ethel Kolbor
1985-1986 ACMA President John Serino and Mary Ellen Serino
1987-1988 ACMA President Carl Megehee and Sara Megehee
1988-1989 ACMA President Philip and Barbara Bowman
1993-1994 ACMA President Byron and DeAnne Hayes
1994-1995 ACMA President Robert M. Johnson and Gennie Johnson
1996-1997 ACMA President Charlton (Chuck) Carpenter and Christa Carpenter
1998-1999 ACMA Late President James Rose's widow Jeanette and son Jim Rose, Jr.
1999-2000 ACMA President Dale Ek and Dixie Edwards
2000-2001 ACMA President Alfred G. Adams and Beth Adams
2001-2002 ACMA President J. Tim Konold and Kathy Konold
2002-2003 ACMA President Stephen and Carol Bromberg
2003-2004 ACMA President Robert J. Pinstein and Carol Pinstein
2004-2005 ACMA President E. Howell Crosby
2006-2007 ACMA President Mark Manulik and Bette Manulik
2007-2008 ACMA President Nyal Deems
2008-2009 ACMA President Edward and Karen Bullard
2009-2010 ACMA President Robert J. Krapf and Jean Krapf
2010-2011 ACMA President M. Lawrence Hicks and Beverly Hicks
2011-2012 ACMA President Darlene T. Marsh and David Axford
2012-2013 ACMA President Keith Colvin