



AARO SPRING 2026 CONFERENCE AGENDA
Wyndham San Diego Bayside Hotel, San Diego, CA
April 27-29, 2026

CONFERENCE DAY 1
APRIL 27, 2026

APRIL 27, 2026					
START	END	EVENT	LOCATION		
6:30 A	1:30 P	Registration For Conference Attendees & Speakers	Pacific Ballroom Foyer		
8:15 A	9:00 A	Pre-Conference New Attendee Meet and Greet - Open to All Attendees	Pacific C		
9:30 A	10:30 A	Opening Remarks Speaker: Dennis Badger	Pacific A & B		
10:30 A	10:45 A	Stretch Break	N/A		
10:45 A	11:45 A	Case Studies on Irregularities in Regulatory Agencies Moderator: Speaker: Josh Walitt, Victoria Reel-Kersch	Pacific A & B		
11:45 A	1:00 P	Lunch (On Your Own)	N/A		
1:00 P	2:00 P	The Appraisal Foundation Update Moderator: Speaker: Kelly Davids, Nicholas Pilz, Jerry Yurek	Pacific A & B		
2:00 P	2:15 P	Stretch Break	N/A		
2:15 P	3:15 P	From Exposure to Evaluation: What AQB is Hearing on Proposed Changes to the Criteria Moderator: Speaker: Lisa Desmarais, Jerry Yurek, Valerie Scott	Pacific A & B		
3:15 P	3:30 P	Snack Break	Pacific Ballroom Foyer		
3:30 P	4:30 P	RESERVED Moderator: Vanessa Beauchamp Speaker: TBD	Pacific A & B		
4:30 P	4:45 P	Stretch Break	N/A		
4:45 P	5:30 P	AARO Business Meeting President, Dennis Badger and Secretary, MiChell Bird Open - Member Jurisdiction Voting Delegate Attendance Requested	Pacific A & B		
6:00 P	8:00 P	President's Reception Complete Dinner with Silent Auction Open to All Conference Attendees	Loma Vista Terrace		

CONFERENCE DAY 2

APRIL 28, 2026

AARO reserves the right to limit access to certain conference sessions due to confidential information being discussed or brought up during a specific session. Restricted sessions are marked with an asterisk (*). Refer to the last page of the agenda for additional information.

APRIL 28, 2026			
START	END	EVENT	LOCATION
7:00 A	2:00 P	Registration For Conference Attendees & Speakers	Pacific Ballroom Foyer
8:00 A	9:00 A	ASC Advisory Council Facilitator: TBD OPEN	Pacific A
8:00 A	9:00 A	Affiliate Member Advisory Council Facilitator: TBD OPEN	Pacific B
8:00 A	9:00 A	Hot Topic: Reserved Speaker / The Appraisal Foundation Facilitator: Kelly Davids OPEN	Pacific C
9:00 A	9:15 A	Stretch Break	N/A
9:15 A	10:15 A	USPAP Advisory Council Facilitator: Erin Dixon OPEN	Pacific A
9:15 A	10:15 A	AQB Advisory Council Facilitator: TBD OPEN	Pacific B
9:15 A	10:15 A	Hot Topic: UAD 3.6 Facilitators: Larry Disney, Mark Smeltzer OPEN	Pacific C
10:15 A	10:30 A	Snack Break	Pacific Ballroom Foyer
10:30 A	12:00 P	Affiliate Member Breakout Session Facilitator: Stacy Caprioli OPEN	Pacific A
10:30 A	12:00 P	Attorney Breakout Session* Facilitator: TBD RESTRICTED	Pacific B
10:30 A	12:00 PM	Administrator/Director Breakout Session* Facilitator: TBD RESTRICTED	Pacific C
12:00 P	1:30 P	Lunch Break (On Your Own)	N/A
1:30 PM	3:00 PM	Investigator Breakout Session* Facilitator: TBD RESTRICTED	Pacific A
1:30 PM	3:00 PM	Board Member Breakout Session* Facilitator: TBD RESTRICTED	Pacific B
1:30 PM	3:00 PM	Hot Topic - Artificial Intelligence Facilitators: Lisa Desmarais, Chandra Mast, Nicholas Pilz, Paul Ryll OPEN	Pacific C
3:00 P	3:15 P	Stretch Break	Pacific Ballroom Foyer
3:15 P	4:30 P	BOD Meeting	TBD



CONFERENCE DAY 3

APRIL 29, 2026

General Sessions

APRIL 29, 2026			
START	END	EVENT	LOCATION
9:30 AM	2:30 PM	Registration For Conference Attendees & Speakers	Pacific Ballroom Foyer
8:00 A	9:00 A	Gray Areas in Appraisal Cases: When Is It Intent, Negligence, or Just a Mistake? Moderator: Speaker: Mel Black, Craig Capilla	Pacific A & B
9:00 A	9:15 A	Stretch Break	N/A
9:15 A	10:15 A	An Inside View of State Regulator Experience: The Building Framework of High-Quality Practicum Programs Moderator: Angela Jemmott Speaker: Randy Flowers, Mujiburrahman Khateer, Carmen Dones, DeAnna Gossett, Chantal Grayson	Pacific A & B
10:15 A	10:30 A	Snack Break	Pacific Ballroom Foyer
10:30 A	11:30 A	Fannie Mae Update Moderator: Speaker: Lyle Radke, Kevin Smith	Pacific A & B
11:30 A	1:00 P	Lunch (On Your Own)	N/A
1:00 P	2:00 P	Freddie Mac Update on Appraisal Quality Moderator: Speaker: Scott Reuter	Pacific A & B
2:00 P	2:15 P	Stretch Break	N/A
2:15 P	3:15 P	The Cost of Consistency: A Case Study in Uneven Enforcement Moderator: Speaker: Craig Capilla, John Dingeman	Pacific A & B
3:15 P	3:30 P	Closing Remarks President Dennis Badger	Pacific A & B

***Restricted Breakout Sessions:**

Administrator/Director: Open to any person who manages or assists with managing an appraiser or AMC regulatory body within a member jurisdiction. Includes licensing specialists, office managers, executive officers, program managers, and other clerical staff.

Attorney: Open to any person who administers legal advice or provides counsel to staff and/or Board members to ensure regulatory compliance within a member jurisdiction's appraiser or AMC regulatory body.

Board Member: Open to any person who is an active Board Member of an appraiser or AMC regulatory body within a member jurisdiction regardless of if it's an advisory board or decision-making board.

Investigator: Open to any person who performs complaint investigations or appraisal compliance reviews within a member jurisdiction's appraiser or AMC regulatory body as part of the USPAP compliance process AND who holds an active contract or is actively employed by the jurisdiction. Includes contract reviewers, peer reviewers, investigators, investigator managers, discipline committee members of the Board, etc.

If you are unsure if you qualify to attend a restricted session, please reach out to the Managing Director, the session facilitator, or AARO leadership in advance of the session.

Thank You for Attending!!!