

REIS Board Meeting Minutes
August 26, 2008
Teleconference

Attendance:

Board Members Present: Rick Carlson; Blake Eagle; Michael Giliberto; Susan Hudson-Wilson; Joe Pagliari; George Philip; Doug Poutasse (chair); Lynn Thurber; and Chuck Tschampion. Marybeth Kronenwetter, REIS Administrator and Kenny Smith, REIS Board Chair also participated. The meeting began at 9:00 AM Eastern and adjourned at 11:00 AM Eastern.

Adopting Release for Chapter 4, Fund Reporting Standards: Marybeth Kronenwetter/Kenny Smith

- No substantive changes since Board last reviewed document in June.
- Board suggested clarification within Standards document that both Board and Council discussed and concluded with respect to all matters under consideration.
- Board suggested that next version enhances disclosure requirements for leverage.
- Subject to clarification requested, document unanimously approved.

October Board Meeting: Doug Poutasse

- Next meeting will be on October 1 from noon to 2 PM Central, at NCREIF's offices.

Prospectus for Debt Valuation Task Force: Doug Poutasse

- Board discussed various aspects of debt valuation including: trade; control; market conditions.
- Doug mentioned that task force mission will be first to assess industry practice and sentiment relating to the REIS Standard which requires reporting all debt liabilities at fair value.
- Task force will conduct phone interviews, first, plan sponsors and secondly, investment managers.
- Work of task force monitored by an advisory group. Lynn and Joe will participate on advisory group.
- Prospectus unanimously approved.

REIS Council Nominations: Doug Poutasse

- Doug submitted report of Nominating Committee process and slate of candidates.
- Slate reviewed – discussed lack of CFA designee on Council which was considered ok due to Chuck's role with CFA Institute and some appointees active involvement in GIPS re-write; and GIPS verification procedures.
- Board unanimously approved the following appointees:
 - Neal Armstrong, Director, Portfolio Accounting, RREEF
 - John Baczewski, President, Real Estate Fiduciary Services
 - Bruce Frank, Senior Partner, Ernst and Young
 - Ken Greguski, Director, Global Head of Performance and Client Reporting, RREEF
 - Ellie Kerr, Director of Valuations, JP Morgan Asset Management – Real Estate
 - Jeff Kiley, Partner, PricewaterhouseCoopers
 - Maritza Matlosz, Vice President, Real Estate Risk Analytics, BlackRock
 - Barbara McDowell, Director, Portfolio Analytics, ORG Portfolio Management

- Tim Schlitzer, Senior Investment Officer, Real Estate and Timber, Mass PRIM
- Kenny Smith, Principal and National Managing Director, Deloitte Consulting (Chair)
- Candice Todd, Executive Director, Morgan Stanley Real Estate

Chapter 2, Fair Value Accounting Standards: Marybeth Kronenwetter/Kenny Smith

- Advisory Group (Big 4 representatives) asked to review contents of chapter and related guidance to ensure interpretations were correct. Process will be completed before seeking Council and Board approvals
- Expect Council approval during September meeting and Board approval during October meeting and exposure to public thereafter (adopting release available near end of January, 2009)
- Current exposure draft separates REIS Accounting Standards (chapter 2) from guidance (Manual). Questions in exposure draft generally relate to changes in the Accounting Standards.

Minutes submitted by Marybeth Kronenwetter, REIS Administrator.