

CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

Draft

Meeting Minutes

December 14, 2022

A scheduled meeting of the Real Estate Appraisal Commission was held on December 14, 2022, via ZOOM Webinar beginning at 8:30 a.m.

COMMISSION MEMBERS:

John J. Galvin Jr., Certified General Appraiser
Gerald Rasmussen, Certified General Appraiser
Shawna M. Baron, Certified Residential Appraiser
Linda M. Sepso, Certified Residential Appraiser
Norris A. Hawkins, Public Member

COMMISSION VACANCY:

Certified General Appraiser (2)
Public Member (1)

DCP STAFF PRESENT:

Vicky Bullock, Staff Attorney
Debbie Yanosy, Real Estate Appraisal Examiner
Shameeka Grose, Paralegal Specialist
Jennifer Rector, Executive Secretary
Jason Cohen, Director of Operations
Shannon Rivera, License and Applications Analyst

PUBLIC PRESENT:

Jackie Beauchaine
Scott DiBiasio
David Herbst
Joseph Nardini
Zach Bowyer
Byron Francis
Rich Tirado

Note: The administrative functions of the Boards, Commissions, and Councils are carried out by the Department of Consumer Protection, License Services Division.

Website: www.ct.gov/dcp

E-Mail: dcp.occupationalprofessional@ct.gov

CALL TO ORDER

Chairman Rasmussen called the meeting to order at 8:38 a.m.

REVIEW OF PREVIOUS MEETING MINUTES

Review of November 9, 2022, meeting minutes.

Commissioner Hawkins moved to approve the meeting minutes. Commissioner Sepso seconded the motion. The motion passed unanimously.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

Ms. Yanosy and the Commission discussed format suggestions for the course approval sections on future agendas.

DCP INVESTIGATION DIVISION

1. Complaint Report update.

Ms. Yanosy reported there were five complaints received and one complaint will be closed by end of week. The Commission asked to be provided with information regarding ten recently closed cases. The Department to look into the matter. The Commission so noted.

DCP LEGAL DIVISION

Attorney Bullock reported on the cases heard at the 11/9/22 meeting. All cases were resolved and reported to ASC. The Commission so noted.

ASC

1. Appraisers reported to National Registry for late CE:

NONE.

2. Updates re: on-site audit scheduled for the week of April 23-28, 2023

Ms. Yanosy stated she spoke with Tom Lewis and confirmed they are all set for April.

The Commission so noted.

OLD BUSINESS

1. Ryan Brighindi & Supervisor- request for extension and request for APR 251 to be approved for online attendance.

Commissioner Galvin stated the extension request is premature. Come before the board at a future meeting if need be if a course cannot be taken in the interim.

Commissioner Galvin moved to approve the APR 251 Class to be approved for online attendance. Commissioner Sepso seconded the motion. The motion passed unanimously.

2. Byron Francis, RCR applicant, sample review (cont. from April mtg)

Commissioner Sepso moved to approve Mr. Francis as a Certified Residential Appraiser. Commissioner Galvin seconded the motion. Commissioner Baron did not vote. The motion passed.

NEW BUSINESS

1. TAF News: The Appraisal Foundation has released an updated version of Part 2 from the *2022-2023 7-Hour USPAP Update Course Student Manual*. This update pertains to the real property and mass appraisal versions of the course. It replaces pages 9 to 24 of the course manuals.

The Commission so noted.

2. GRACE PERIOD: Jackie Vincent of McKissock requests a grace period for 4 students who completed the 2020-2022 4-hour CT Appraisal Law w/ Supervisory/Provisional between 11/15 – 11/23. The course became inactive as of 11/15/2022, but notification of the new course was not approved to be sent out to the instructors until 11/23. She is unsure if these particular students are submitting the course for late renewal or to meet the supervisor/trainee requirement for their provisional license. She is concerned they would not be able to use the old course to qualify for their provisional license.

Commissioner Galvin moved to approve the grace period for the four students. Commissioner Hawkins seconded the motion. The motion passed unanimously.

3. APPRAISAL INSTITUTE seeks exception and back dating for the new courses (APR.269 & APR.271) pending approval. Alisha Houston asks “can you backdate the approval to reflect the start date of 5/1/2022 for Basic appraisal Procedures and 1/1/2022 for Basic Appraisal Principles?”

Commissioner Galvin moved to vote on the matter. Commissioner Hawkins seconded the motion. The motion passed unanimously.

Commissioner Galvin moved to approve the back dating of the two courses. Commissioner Hawkins seconded the motion. The motion passed unanimously.

Commissioner Galvin moved to add Rich Tirado to the Agenda. Commissioner Hawkins seconded the motion. The motion passed unanimously.

4. Rich Tirado- request to approve the back dating for the courses (APR.269 & APR.271) taken at the Appraisal Institute.

No action required as the Commission vote for approval in New Business- Item 3 covers Mr. Tirado's request. The Commission so noted.

5. Joseph Nardini- Pending RCG.1649. Request for extension to pass the test.

Commissioner Galvin moved to approve a 90- day extension. Commissioner Norris seconded the motion. The motion passed unanimously.

Commissioner Hawkins moved to add Zach Bowyer to the Agenda. Commissioner Hawkins seconded the motion. The motion passed unanimously.

6. Zach Bowyer- Request to reinstate license.

Chairman Rasmussen recused himself. Commissioner Galvin stepped in as acting Chairman.

There being no punitive issue, Commissioner Hawkins moved to approve the reinstatement of Mr. Bowyer's license. Commissioner Baron seconded the motion. Commissioner Sepso did not vote due to technical issues. The motion passed.

SCHOOL & COURSE APPROVALS

- **Course Approved by Department (all have AQB approval)**

AAL.1000	Community Land Trust (CLT) Appraiser Training Synchronous	Appraisal Institute 200 West Madison Street, Suite 1500 Chicago, IL 60606	4-hrs
AAL.1001	Appraisal of Fast Food Facilities	MCKISSOCK LLC. 218 LIBERTY ST WARREN, PA 16365-2328	7-hrs
AAL.1002	Land and Site Valuation	MCKISSOCK LLC 218 LIBERTY ST WARREN, PA 16365-2328	7-hrs
AAL.1003	Live Webinar: REO Appraisal: Guidelines and Best Practices	MCKISSOCK LLC 218 LIBERTY ST WARREN, PA 16365-2328	4-hrs
AAL.1005	2020-2021 15-Hour Equivalent USPAP Course	Appraisal Institute 200 West Madison Street,	14-hrs

		Suite 1500 Chicago, IL 60606	
AAL.1007	2022-2023 7-Hour Equivalent USPAP Update Course	Appraisal Institute 200 West Madison Street, Suite 1500 Chicago, IL 60606	7-hrs
AAL.1008	Online Practical Applications of the Residential Sales Comparison Approach	Appraisal Institute 200 West Madison Street, Suite 1500 Chicago, IL 60606	4-hrs
AAL.1009	Online Reviewing Residential Appraisals and Using Fannie Mae Form 2000	Appraisal Institute 200 West Madison Street, Suite 1500 Chicago, IL 60606	7-hrs
AAL.1010	Valuation of Conservation Easements	Appraisal Institute 200 West Madison Street, Suite 1500 Chicago, IL 60606	30/18-hrs
AAL.1012	Appraising Today's Manufactured Homes	MCKISSOCK LLC 218 LIBERTY ST WARREN, PA 16365-2328	7-hrs

Course(s) To Be Approved by Commission (AQB Approval Only – No IDECC Approval)

AAL.999	Community Land Trusts (CLT) Appraiser Training	4-hrs	

Commissioner Galvin moved to remove AAL.999 from the agenda as it was previously approved. Commissioner Hawkins seconded the motion. The motion passed unanimously.

Course(s) To Be Approved by Commission (IDECC Approval Only – No AQB Approval)

AAL.997	Appraising Energy Efficient Residential Properties	CALYPSO CONTINUING EDUCATION 28 North Main St PO Box 176 Randolph, VT 05060	8-hrs
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Course(s) To Be Approved by Commission (No AQB or IDECC Approval)

AAL.990	Invisible CT Home Features Lost in Valuation	CT Chapter of the Appraisal Institute	4 hrs
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AAL.994	ASFMRA Annual Meeting 2022	AMERICAN SOCIETY OF FARM MANAGERS AND RURAL APPRAISERS, INC. 720 S COLORADO BLVD STE 360-S GLENDALE, CO 80246-1904	7-hrs
AAL.995	Rapid Fire Case Studies 2022	AMERICAN SOCIETY OF FARM MANAGERS AND RURAL APPRAISERS, INC. 720 S COLORADO BLVD STE 360-S GLENDALE, CO 80246-1904	6-hrs
*AAL.1004	COURSE- *2020-2021. CT Appraisal Law Update with Supervisory/Provisional Appraiser Education	MCKISSOCK LLC 218 LIBERTY ST WARREN, PA 16365-2328	4-hrs
AAL.1006	Breakfast with the Experts How to Protect Yourself in a Litigious, Complaint Driven Environment	MASSACHUSETTS BOARD OF REAL ESTATE STEVE SOUSA 185 Devonshire Street Suite 703	3-hrs
AAL.1011	2022-2024 Mandatory CT Appraisal Law Course Supervisory/Provisional Ed.	MCKISSOCK LLC 218 LIBERTY ST WARREN, PA 16365-2328	3-hrs

Commissioner Galvin moved to approve all courses except AAL.1006 as it needs further review by the Commission. Once approved, the Commission will notify the Department. Commissioner Hawkins seconded the motion. The motion passed unanimously.

CORRESPONDENCE

None.

COMMENTS OR CONCERS OF ANY PERSON PRESENT TODAY

Ms. Yanosy share the California Bias Case update sent out by Arrow with the Commission. Mr. DiBiaso shared more insight into the matter. The Commission so noted.

ADJOURNMENT

Commissioner Hawkins moved to adjourn the meeting at 11:01 a.m. Commissioner Sepso seconded the motion. The motion passed unanimously

Respectfully submitted,

Shannon M. Rivera
License and Applications Analyst
Board Coordinator, DCP

2023 MEETING SCHEDULE

January 11
February 8
March 8
April 12
May 10
June 14
July 12
September 13
October 11
November 8
December 13

All meetings will be held through the ZOOM Meeting Platform unless otherwise noted.