

CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

Meeting Minutes

October 11, 2023

BOARD MEMBERS PRESENT:

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

DCP STAFF PRESENT:

Vicky Bullock, Staff Attorney
Debbie Yanosy, Real Estate Appraisal Examiner
Pamela Brown, Director of Investigations
Rachelle Hyburg, Board Coordinator

PUBLIC PRESENT:

Peter Daniel Booth
Andrew O'Hazo

CALL TO ORDER

The meeting was called to order at 8:32 am by Chairman Rasmussen

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None.

REVIEW OF PREVIOUS MINUTES

- Sept 13, 2023, Minutes
 - Update typo to Commissioner Lineaweaver's name.
 - Commissioner Baron made a motion to correct the approved hours for Victoria Brennan who was given 18 hours originally to 10 hours. Being as how 10 hours is the standard approval for the C.C.M.A Course 4 Revaluation. Commissioner Galvin seconded. The motion passed unanimously.

OLD BUSINESS

1. Ryan Johnson, RCG Applicant – Review of Additional Sample Selections
 - a. Supervisors: RCG Jim Fisher and RCG Marc Gottesdiener.
 - i. Tabled for next meeting, pending receipt of reports.
2. Ryan Reicher - RSP.2046: Seeking an extension of his provisional license. His 6th year concludes on 12/06/2023.
 - a. Commissioner Baron tabled for next meeting. Commissioner Lineaweaver seconded. The motion passed unanimously.
3. Peter Daniel Booth, RCR Applicant: Revised Log Approval and Sample Report Review
 - a. Supervisor: RCR Andrew O'Hazo.
 - i. Commissioner Baron made a motion to accept the log, Commissioner Galvin seconded. The motion passed unanimously.
 - ii. Commissioner Baron made a motion for applicant to come back in 3 months with 3 sample reports. Commissioner Galvin seconded. Discussion of review of certain definitions and including a cost analysis. The motion passed unanimously.
4. AQB: Modifications to QE/CE Criteria, Effective January 01, 2026. (Tabled from 9/13/2023 meeting)
 - a. Alert notice sent to schools currently teaching CT appraisal law module.
 - b. Set timeline for regulation change.
 - c. Set timeline for development of Fair Housing Course.
 - i. Schools notified: Calypso, McKissock, CT Appraisal Institute. Discussion of expected timeline of events and when to start reviewing regulations if needed.

5. PAREA Updates:

- a. Commission requested review of proposed regulation and
- b. Proposed the Commission reserves the right to revise and modify PAREA acceptance if needed.

NEW BUSINESS

1. Terry Duffy - RCG.178 – Requests 18-hours Equivalent CE for CAAO – C.C.M.A. II B ‘Application of Valuation Techniques’ course.
 - a. Commissioner Baron made the motion to approve. Commissioner Lineaweaver seconded. The motion passed unanimously.
2. Elise Crowston – RCR.775 - Requests 18-hours Equivalent CE for CAAO – C.C.M.A. II B ‘Application of Valuation Techniques’ course.
 - a. Commissioner Lineaweaver made a motion to approve. Commissioner Baron seconded. The motion passed unanimously.
3. Instructor Diane Vitagliano, RCR.558 - Requests 18-hours Equivalent CE for teaching CAAO – C.C.M.A. II B ‘Application of Valuation Techniques’ course.
 - a. Commissioner Baron made a motion to approve 9 hours, seconded by Commissioner Lineaweaver. Commissioner Baron withdrew the motion.
 - b. Commissioner Baron made a motion to approve 14 hours, seconded by Commissioner Lineaweaver. The motion passed unanimously.
4. Zachary Burksa – RCG Applicant – Experience Log Review and Vote to Accept/Decline
 - a. Commissioner Baron made a motion to approve. Commissioner Lineaweaver seconded. The motion passed unanimously.
5. New USPAP has been released.
 - a. Discussion of new USPAP questions. USPAP in effect on the date that they take the class would be towards the CE.
6. Provisional logistics
 - a. Once an applicant passes their exam you can take on another provisional.

LEGAL

1. Updates
 - a. No response from ASC
 - b. CE due date discussion
 - i. If completed after 2/1/24 will count towards new cycle, all affected licensees will be updated shortly.

DCP INVESTIGATIONS

1. Appraisal Investigations Case Report Status
 - a. No updates
2. Discipline reported to National Registry:
 - a. No updates

COURSE APPROVALS

- **All have AQB and/or IDECC approval unless otherwise noted**

AAL.1058	Basic Appraisal Principles Synchronous	Appraisal Institute Chicago, IL 60606	30 18-Hours
AAL.1059	Basic Appraisal Procedures Synchronous	Appraisal Institute Chicago, IL 60606	30 18-Hours
AAL.1124	Online Appraising Automobile Dealerships	Appraisal Institute Chicago, IL 60606	7-Hours
AAL.1125	Bifurcated and Hybrid Appraisals: A Practical Approach	McKissock, LLC St. Louis, MO	4-Hours (AQB Approval Only)
AAL.1126	Fundamentals of Expert Witness Testimony	McKissock, LLC St. Louis, MO 63110	4-hours (AQB Approval Only)
AAL.1127	Getting It Right from the Start: A Workout Plan for Your Scope of Work	Appraisal Institute Chicago, IL 60606	7-Hours (AQB Approval Only)
AAL.1130	Community Land Trust (CLT) Appraisal Training	Appraisal Institute Chicago, IL 60606	4-Hours (AQB Approval Only)
AAL.1131	Reviewing Real Estate Title, Transfers, and Contracts	The CE Shop, LLC Greenwood Village, CO 80111	5-Hours
AAL.1132	2024-2025 7-hour National USPAP Update Course	McKissock, LLC St. Louis, MO 63110	7-Hours
AAL.1133	Fundamentals of Appraising Affordable Housing	Appraisal Institute Chicago, IL 60606	7-Hours (AQB Approval Only)
APR.318	Residential Report Writing and Case Studies	McKissock, LLC St. Louis, MO 63110	15-Hours (AQB Approval Only)

APR.319	Residential Appraiser Site Valuation and Cost Approach	McKissock, LLC St. Louis, MO 63110	15-Hours
APR.320	Live Webinar: Residential Sales Comparison and Income Approaches	McKissock, LLC St. Louis, MO 63110	30-Hours

- Commissioner Baron made a motion to accept AAL.1058 -APR.320. Commissioner Norris seconded. The motion passed unanimously.

NO AQB or IDECC:

AAL.1076	Cost Approach and Land Valuation	Calypto Continuing Education Randolph, VT 05060	7-Hours
AAL.1122	APPRAISING REAL ESTATE AFTER A NATURAL DISASTER	Massachusetts Board of Real Estate Boston, MA 02110	4-Hours
AAL.1123	Artificial Intelligence, Blockchain, and the Metaverse: Implications for Valuation	Appraisal Institute Chicago, IL 60606	7-Hours
AAL.1128	Rapid Fire Case Studies 2023	American Society of Farm Managers, dba: American Society of Farm Managers and Rural Appraisers, Inc. Glendale, CO 80246-1904	5-Hours
AAL.1129	ASFMRA Annual Meeting 2023	American Society of Farm Managers, dba: American Society of Farm Managers and Rural Appraisers, Inc. Glendale, CO 80246-1904	6-Hours

- Commissioner Galvin made a motion to accept AAL.1076-AAL.1128. Commissioner Lineaweaver seconded. The motion passed unanimously.
- Commissioner Galvin made a motion to accept AAL.1129. Commissioner Baron seconded. The motion passed unanimously.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- Commissioner Galvin had further questions regarding audit outcomes.
- Introduction of Director Brown.
- Discussion of who the Commissions contact at AG is.

ADJOURNMENT

The meeting was adjourned at 10:14 am. Commissioner Norris made a motion to adjourn the meeting. Commissioner Baron seconded the motion. The motion passed unanimously.

Respectfully submitted,
Rachelle Hyburg
Board Coordinator

2023 Current Board Scheduled Meetings

November 8
December 13