

CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

Meeting Minutes

January 10, 2024

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS NOT PRESENT:

VACANCIES: (2) Certified Appraisers

DCP STAFF PRESENT:

Vicky Bullock, Staff Attorney
Debbie Yanosy, Real Estate Appraisal Examiner
Jason Cohen, Director of Operations
Rachelle Hyburg, Board Coordinator
Pamela Brown, Director of Investigations
Anna-Elizabeth Villard-Howe, Staff Attorney

PUBLIC PRESENT:

Christina Barriosnuevo
Kyle Page
Andrew O'Hazo
Chris Stickney
Scott Dibiasio
Sabrina Morelli
Melissa Cannata
Peter Dan
Jackie Beauchaine

CALL TO ORDER

The meeting was called to order at 8:31 am by Chairman Rasmussen

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- Chairman Rasmussen requesting information regarding Continuing Education Certificate uploads.
 - Jason Cohen and Debbie Lynch discussed how the process works through eLicense and verified that the correct steps are posted on the Appraisal CE page.
- Debbie Lynch approached the Commission to add APR.327, 2024 15-hour national USPAP course to the agenda for review.
 - Commissioner Galvin made a motion to add APR.327 to the agenda. Commissioner Hawkins seconded the motion. The motion passed unanimously.
- Vicky Bullock introduced new staff Attorney Anna-Elizabeth Villard-Howe to the Commission.

REVIEW OF PREVIOUS MINUTES

- December 13, 2023, Minutes
 - Commissioner Hawkins made a motion to approve the minutes. Commissioner Lineaweaver seconded the motion. The motion passed unanimously.

OLD BUSINESS

1. RCG Applicant – Kyle Page: Sample Review and Interview
 - a. Supervisor: Chris Stickney, RCG.1485
 - b. Commission review of samples provided; Commissioner Galvin suggested that Mr. Page be sure to state and analyze previous sales in future reports. He also suggests that Mr. Page spend more time understanding how special properties operate to be able to better estimate certain aspects of the appraisal.
 - c. Commissioner Galvin made a motion to accept Kyle Page's application. Commissioner Lineaweaver seconded the motion. The motion passed (5-0-1).
2. RCG Applicant – Christina Barriosnuevo: Sample Review and Interview
 - a. Supervisor: John Galvin, RCG.758
 - b. Commissioner Galvin has recused himself from this review.
 - c. Commission review of samples provided; Chairman Rasmussen inquired about Ms. Barriosnuevo's understanding of a restricted report vs. an appraisal report entails. There were also inquiries regarding her qualifications.
 - d. Commissioner Baron made a motion to approve. Commissioner Hawkins seconded the motion. The motion passed (4-0-2).

3. RCR Applicant – Peter Daniel (Dan) Booth – Sample Review and Interview (Tabled from Oct. REAC meeting)
 - a. Supervisor: Andrew O’Hazo, RCR.387
 - b. Commission review of samples provided; Commissioner Baron inquiring about lack of details and explanations provided in the samples.
 - c. Commissioner Baron made a motion that the applicant return in 6 months with 4 new sample reports with at least one including a cost approach. Commissioner Hawkins seconded the motion. The motion passed (5-0-1).
4. Review of Reciprocal Appraiser Qualifications (Tabled from December meeting)
 - a. Discussion surrounding reciprocal qualifications, Vicky Bullock to look further into this and come before the Commission next meeting.

NEW BUSINESS

1. Danny Bull - RCG.1138, Requests Equivalent CE For Two Completed Courses: C.C.M.A. 1A & 1B ‘Assessment Valuation’
 - a. Commissioner Baron made a motion to grant 18 hours of CE credits. Commissioner Lineaweaver seconded the motion. The motion passed (5-0-1).
2. Discussion: Qualifications and Approval Process for Course Instructors
 - a. Tabled for February meeting.
3. Jan Barenholtz – RCG.46, Requests 2-Hours Equivalent CE for A.I. Course ‘Trends in Valuations of Pension Fund Properties Given Higher Interest Rates and the Banking Crisis’
 - a. Commissioner Baron made a motion to grant 2 hours of CE credit. Commissioner Hawkins seconded the motion. The motion passed (5-0-1)

LEGAL

1. Discussion: State Statutes/Regulations for PAREA
 - a. Submitted and currently under review, Vicky does not anticipate any problems.
2. UPDATES: Compliance Case # 2022-364
 - a. USPAP violations
 - b. Compliance meeting resulted in a determination that there were violations of the Connecticut General Statute relative to negligent worker and competence, making false and misleading or deceptive representations to the public.
 - c. Department recommendation: Monetary fine (\$600.00), 15-hour USPAP course and a 15-hour class on residential report writing and case studies. They will also need to report to the Department of Consumer Protection for a 12-month period while under supervision.
 - i. None of these courses will count towards Continuing Education credits. To be completed by 4/30/2024.

DCP INVESTIGATIONS

1. Appraisal Investigations Case Report Status
 - a. Cases closed – 2 total; no significant USPAP violations, no action was warranted.
 - b. Open cases – 16 total
2. Discipline reported to National Registry: None

COURSE APPROVALS

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

AAL.1168	Inconsistency: It's Hiding in Plain Sight in Your (commercial) Appraisal	Appraisal Institute Chicago, IL 60606	7-Hours AQB Only
AAL.1169	Basic Appraisal Procedures	Appraisal Institute Chicago, IL 60606	28- / 18-hours
AAL.1170	General Appraiser Income Approach / Part 1	Appraisal Institute Chicago, IL 60606	27- / 18-hours
AAL.1171	Residential Appraiser Site Valuation and Cost Approach	McKissock, LLC St. Louis, MO 63110	15-hours
AAL.1173	Supporting Adjustments: The Journey from Analysis to Adjusting	McKissock, LLC St. Louis, MO 63110	4-hours AQB Only
AAL.1174	Online Appraiser's Guide to Expert Witnessing	Appraisal Institute Chicago, IL 60606	7-hours
APR.324	Basic Appraisal Procedures	Appraisal Institute, Chicago, IL 60606	30-hours AQB Only
APR.325	General Appraiser Income Approach / Part 1	Appraisal Institute, Chicago, IL 60606	30-hours AQB Only
APR.326	15 Hour National USPAP Course (A113)	American Society of Farm Managers and Rural Appraisers, Inc.	15-Hours AQB Only
APR.328	Basic Appraisal Principles	The CE Shop, LLC Greenwood Village, CO 80111	30-Hours
APR.329	Basic Appraisal Procedures	The CE Shop, LLC Greenwood Village, CO 80111	30-Hours
APR.330	Live Webinar: 2024 15-hr National USPAP Course	McKissock, LLC St. Louis, MO 63110	15-Hours

- Commissioner Galvin made a motion to approve AAL.1168 through APR.330. Commissioner Hawkins seconded the motion. The motion passed unanimously.
- Added course APR.327:
 - Commissioner Galvin made a motion to accept APR.327 for 15 hours. Commissioner Hawkins seconded the motion. The motion passed unanimously.

NO AQB or IDECC:

AAL.1175	2024 Appraiser's Conference & Tradeshow (ACTS) - Day 1	Appraiser eLearning, LLC, Nashville, TN 37203	7-hours
AAL.1176	2024 Appraiser's Conf & Tradeshow (ACTS) - Day 2	Appraiser eLearning, LLC Nashville, TN 37203	7-hours

- Commissioner Galvin made a motion to accept AAL.1175 and AAL.1176 for 7 hours each for a total of 14 hours. Commissioner Lineaweaver seconded. The motion passed unanimously.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- Debbie Lynch approached the Commission regarding an inquiry from someone who is sponsoring a provision, and they are getting a lot of assignments for value revaluation and was told that is not accepted.
 - Discussion resulted in that there must be a written work product that can be reviewed and conclude that they understand the appraisal process.
- Commissioner Baron made a motion to change the 2024 meeting schedule to in-person every other meeting starting February. Commissioner Lineaweaver seconded the motion. The motion passed (5-0-1)

ADJOURNMENT

Commissioner Lineaweaver made a motion to adjourn the meeting. Commissioner Rivera seconded the motion. The motion passed (5-0-1). The meeting was adjourned at 10:16 am.

Respectfully submitted,
 Rachelle Hyburg
 Board Coordinator

2024 Current Scheduled Meetings

February 14 – In-Person

March 13

April 10 – In-Person

May 15

June 12 – In-Person

July 10

September 11 – In-Person

October 9

November 13 – In-Person

December 11