

# CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

## Meeting Minutes

June 12, 2024

### **COMMISSIONERS PRESENT:**

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

### **COMMISSIONERS NOT PRESENT:**

Gerald Rasmussen, Certified General Appraiser, Acting Chairman

**VACANCIES:** (2) Certified Appraisers

### **DCP STAFF PRESENT:**

Vicky Bullock, Staff Attorney  
Debbie Yanosy, Real Estate Appraisal Examiner  
Rachelle Hyburg, Board Coordinator

### **PUBLIC PRESENT:**

Zachary Stockmal  
Todd Stockmal  
Austin Kingsbury  
Matthew Sielken  
Joseph Del Torto  
Jaqueline Beauchaine

## **CALL TO ORDER**

The meeting was called to order at 8:30 am by Acting Chairman Galvin.

## **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

- None

## **REVIEW OF PREVIOUS MINUTES**

- May 08, 2024, Minutes
  - Commissioner Hawkins made a motion to approve the minutes. Commissioner Lineaweaver seconded the motion. The motion passed unanimously.

## **OLD BUSINESS**

1. Discussion: Qualifications and Approval Process for Course Instructors (Tabled from April)
  - a. Tabled for the July meeting.
2. Discussion: AQB Criteria version 2026
  - a. New AQB Mandatory Course: Valuation Bias and Fair Housing, effective as of 01/01/2026.
  - b. Further discussion is tabled for the July meeting.
3. Discussion: 3-hr CT Appraisal Law Course Updates
  - a. DCP to review if the Law module needs to be updated.

## **NEW BUSINESS**

1. Zachary Stockmal, RCR Applicant: Sample Review and Approval
  - a. Supervised by RCR Todd Stockmal
  - b. Commissioner Baron and Lineaweaver commented on the improvement of the samples provided. It was also noted that the applicant should be sure to clearly communicate in their reports.
  - c. Commissioner Baron made a motion to approve the applicants log samples and they be able to sit for the test. Commissioner Hawkins seconded the motion. The motion passed unanimously.
2. Brian Hartley, RCG Applicant: Experience Log Review and Sample Selection
  - a. Commissioner Baron made a motion to approve the log and Commissioner Galvin will provide the samples. Commissioner Lineaweaver seconded the motion. The motion passed unanimously.
  - b. 22 Craftsman Rd, East Windsor
  - c. 11-15 Phelps Way, Willington
  - d. 1189 Hartford Turnpike, Vernon
  - e. Applicant to choose one that they believe is an example of their best work, ideally with a DCF included.

3. Austin Kingsbury, RCR Applicant: Sample Review and Approval
  - a. Supervised by Matthew Sielkin
  - b. Commissioner Baron made a motion to table the review until the next meeting and the applicant must submit additional reports for review. It was requested that one report with a cost approach and one report on a multi-family property be provided. Commissioner Lineaweaver seconded the motion. The motion passed unanimously.
  
4. Joseph Del Torto, RCR Applicant: Experience Log Review and Sample Selection.
  - a. Commissioner Baron inquired how the applicant can complete the entire appraisal process within 2 hours. The applicant explained how they use Spark when completing an appraisal, which helps gather general information for the properties.
  - b. The log should reflect the work that the applicant did versus what their supervisor has completed.
  - c. Commissioner Baron made a motion to table the review until next month and the applicant resubmit the log with further detail that reflects the work the applicant did. Commissioner Lineaweaver seconded the motion. The motion passed unanimously.

## **LEGAL**

1. Updates from DCP's Vicky Bullock
  - a. The PAREA regulations are with OPM for review.
  - b. There are a couple of compliance meetings scheduled.
  - c. One compliance meeting has concluded that resulted in a 90-day suspension and a \$1,000.00 fine.

## **DCP INVESTIGATIONS**

1. Appraisal Investigations Case Report Status:
  - a. Cases closed - 4
  - b. Open cases – 18
2. Discipline reported to National Registry:
  - a. None
3. Continuing Ed Report
  - a. Notices sent to 172 licensees that did not submit their CE by the due date.
  - b. 4 cases opened due to noncompliance, 3 are still currently open.
  - c. Currently 163 licensees have renewed but have not submitted their CE.
4. License Renewals
  - a. 1287 renewed licenses
  - b. 3 licensees decided not to renew, 2 residential and 1 provisional license.

**COURSE APPROVALS**

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

AAL.1233	Live Webinar: Diversify Your Practice with Assessment Appeals	McKissock, LLC Warren, PA 16365	4-Hours
AAL.1238	Live Webinar: The Appraiser's Guide to HUD Handbook 4000.1	McKissock, LLC Warren, PA 16365	7-Hours
AAL.1239	Advanced Residential Applications and Case Studies, Part I	Appraisal Institute Chicago, IL 60606	15-Hours
AAL.1241	Relocation Appraisal and the ERC Form	McKissock, LLC Warren, PA 16365	6-Hours
AAL.1242	Residential Construction and the Appraiser	McKissock, LLC Warren, PA 16365	7-Hours
APR.345	General Appraiser Sales Comparison Approach	Appraisal Institute Chicago, IL 60606	30-Hours <b>AQB Only</b>
APR.349	Advanced Residential Applications and Case Studies / Part 1	Appraisal Institute Chicago, IL 60606	15-Hours <b>AQB Only</b>

- Commissioner Lineaweaver made a motion to accept AAL.1233 through APR.349. Commissioner Hawkins seconded the motion. The motion passed unanimously.

**NO AQB or IDECC:**

AAL.1221	Rural Sales Analysis and Confirmation	AMERICAN SOCIETY OF FARM MANAGERS AND RURAL APPRAISERS, INC Glendale, CO 80246	8-Hours
AAL.1234	Commercial Valuation Case Studies & Issues	Massachusetts Board of Real Estate Boston, MA 02110	7-Hours
AAL.1237	2024 CAAO UConn Workshop Conference	CT Assc. Of Assessing Officers, Windsor, CT 06095	27 18-Hours
AAL.1243	Fostering Diversity in the Appraisal Profession	Appraiser eLearning, LLC Nashville, TN 37203	3-hours
AAL.1244	2024 Val Expo Day 2	Appraiser eLearning, LLC Nashville, TN 37203	7-Hours
AAL.1245	2024 Val Expo Day 1	Appraiser eLearning, LLC Nashville, TN 37203	7-hours
APR.346	2024 Val Expo Day 1	Appraiser eLearning, LLC Nashville, TN 37203	7-hours
APR.347	Fostering Diversity in the Appraiser Profession	Appraiser eLearning, LLC Nashville, TN 37203	3-Hours
APR.348	2024 Val Expo Day 2	Appraiser eLearning, LLC Nashville, TN 37203	7-Hours

- Commissioner Baron made a motion to accept AAL.1221, AAL.1234, AAL.1244, AAL.1245, APR.346-APR.348. Commissioner Hawkins seconded the motion. The motion passed unanimously.
- Discussion on AAL.1237, they submitted for approval of the entire conference. However, it was noted that some of the seminars in the conference does not qualify as real estate appraisal courses.
  - Commissioner Hawkins made a motion to approve 3 hours for the following seminars Just Appraised, Edible Assessments and Utility Evaluation. Commissioner Lineaweaver seconded the motion. The motion passed (3-0-2)
- Discussion on AAL.1243, the Commission noted that there is no licensed Appraiser listed as an instructor for the course.
  - Review of AAL.1243 is tabled for the next meeting. DCP’s Debbie Yanosy will reach out to clarify if there is a licensed appraiser on file to be available for the course.

**COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

- Jaqueline Beauchaine is before the Commission today to voice their concerns about the potential requirement that a license appraiser be available in each course.
  - The Commission noted that the intention behind this potential requirement is to have an appraiser available to answer appraisal related questions in the course.
  - DCP’s Vicky Bullock inquired why a licensed appraiser needs to be present when the schools can get back to students with answers to questions the instructors were not qualified to answer during the course.

**ADJOURNMENT**

Commissioner Baron made a motion to adjourn the meeting. Commissioner Hawkins seconded the motion. The motion passed. The meeting was adjourned at 9:50 am.

Respectfully submitted,  
 Rachelle Hyburg  
 Board Coordinator

**2024 Current Scheduled Meetings**

July 10  
 September 11 – In-Person  
 October 9  
 November 13 – In-Person  
 December 11