

CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

AGENDA

October 09, 2024

COMMISSIONERS PRESENT:

John J. Galvin Jr., Certified General Appraiser, Acting Chairman
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
Jason Cohen, Director of Operations

PUBLIC PRESENT:

James Doherty	James A Doherty
Martha Parizot	Brian Hartley
Charles Gardner	Jennifer O'Neill
Bruce Hunter	Jaqueline Beauchaine
Dan Booth	Andrew O'Hazo
Scott Dibiasio	Nancy McGuire
Mark Woolf	John Gillooly
Anthony Palma	Mindi Cohen
Dan Greenlaw	Joe Solicito
Rob Prez	John Galiney

CALL TO ORDER

The meeting was called to order at am by Acting Chairman Galvin at 8:36 am.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- None

REVIEW OF PREVIOUS MINUTES

- September 11, 2024
 - Commissioner Hawkins made a motion to accept the minutes. Commissioner Lineaweaver seconded the motion. The motion passed unanimously.

OLD BUSINESS

1. Dan Booth, RCR Applicant: Sample Report Review
 - a. Supervisor: RCR Andrew O'Hazo
 - b. Commissioner Baron made a motion to request the applicant provide 3 additional samples and return at the next meeting, in November, for review. Commissioner Lineaweaver seconded the motion.
 - c. Discussion: Commissioner Lineaweaver noted that Dan was able to communicate better in today's review, however the reports could still use some work.
 - d. The motion passed 3-1-1. Abstention: Galvin.
2. Martha Parizot, RCG Applicant: Sample Report Review
 - a. Supervisor: RCG Nancy McGuire
 - b. Commissioner Lineaweaver made a motion to approve. Commissioner Baron seconded the motion. The motion passed unanimously.
 - c. Supervisor McGuire commented how appraisals are a form of technical writing and that is a skill to be developed.
3. James A Doherty IV, RCR applicant: Sample Report Review
 - a. Supervisor: RCR James Doherty
 - b. Commissioner Baron made a motion to approve. Commissioner Hawkins seconded the motion. The motion passed unanimously.
4. Roxanne Belter Lee, RCR applicant: Experience Log Review and Sample Selection
 - a. The experience log was not legible, the applicant will need to resubmit for review at the next meeting in November. Commissioner Baron will provide the sample selection to DCP's Debbie Yanosy to communicate to the applicant.

5. Discussion: 2026 AQB Criteria. The new course *Valuation Bias in Fair Housing* becomes mandatory on January 1st, 2026, and will be required for the CE deadline on January 31st, 2026.
 - a. Discussion is tabled for next meeting when Chairman Rasmussen is in attendance.

6. Discussion: Appraiser / Instructor Requirement
 - a. The Commission requested DCP review if instructor requirements can be determined on a case by case basis or if it has to be a uniform requirement for all courses. Further discussion on this requirement will take place at the next meeting.

NEW BUSINESS

1. RSP Brian Hartley: 6th Year Completed. Requests Extension While Awaiting PSI RCG Exam Date.
 - a. Commissioner Hawkins made a motion to grant a 6-month extension. Commissioner Lineaweaver seconded the motion. The motion passed unanimously.

LEGAL

1. CE Compliance Hearings – 10:00am
 - a. Commissioner Riveria is not in attendance for the hearings. Chairman Rasmussen is in attendance.

Case #'s:

- a. 2024-123, Greenlaw
 - i. Commissioner Rasmussen made a motion to waive the \$400.00 fine and penalty for Mr. Greenlaw. Commissioner Lineaweaver seconded the motion. The motion passed (4-1-0).

- b. 2024-142, Galiney
 - i. Commissioner Rasmussen made a motion to waive the fine. Commissioner Lineaweaver seconded the motion. The motion passed (5-0-0).

- c. 2024-161, Gardner
 - i. Commissioner Baron made a motion to deny the appeal. No second.
 - ii. Commissioner Rasmussen made a motion to approve the appeal. Commissioner Lineaweaver seconded. The motion passed (4-1-0).

- d. 2024-174, Palma
 - i. Commissioner Baron made a motion to deny the appeal. Commissioner Rasmussen seconded. The motion passed (5-0-0).

- e. 2024-194, licensee withdrawn
- f. 2024-200, Gillooly
 - i. Commissioner Baron made a motion to approve the appeal. Commissioner Rasmussen seconded. The motion passed (5-0-0).
- g. 2024-240, Przybylowicz
 - i. Tabled for November as the licensee is not in attendance for the hearing.
- h. 2024-246, licensee withdrawn
- i. 2024-252, licensee withdrawn
- j. 2024-265, Cohen
 - i. Commissioner Rasmussen made a motion to approve the appeal and waive the fee. Commissioner Lineaweaver seconded. The motion passed (4-1-0).
- k. 2024-268
 - i. Corrected case number: 2024-269, Woolf
 - ii. Commissioner Lineaweaver made a motion to approve the appeal and waive the fee. Commissioner Hawkins seconded. The motion passed (4-1-0).
- l. 2024-274, Solicito
 - i. Commissioner Rasmussen made a motion to deny the appeal. Commissioner Hawkins seconded. The motion passed (5-0-0).

DCP INVESTIGATIONS

1. Appraisal Investigations Case Report Status
 - a. Closed: 5, 4 cases resulted in civil penalty and reported to the National Registry
 - b. Open: 28
 - i. 11 – CE related
 - ii. 1 – value dispute
 - iii. 15 – USPAP related
 - iv. 1 – AMC related
2. Appraiser Discipline reported to National Registry
 - a. 4 licensees reported to the National Registry

COURSE APPROVALS

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

AAL.1246	Live Webinar: Cracking the Code- Demystifying Desktop and Hybrid Appraisals	McKissock, LLC Warren, PA 16365-2328	3-Hours
AAL.1289	Live Webinar: Land and Site Valuation	McKissock, LLC Warren, PA 16365-2328	5-Hours

- Commissioner Baron made a motion to approve AAL.1246 and AAL.1289. Commissioner Hawkins seconded the motion. The motion passed unanimously.

NO AQB or IDECC:

AAL.1288	The Appraiser as an Expert Witness: Preparation and Testimony	Appraisal Institute Chicago, IL 60606	16-Hours
AAL.1290	2024 New England Appraisers Expo Commercial Program	Massachusetts Board of Real Estate	3-Hours
AAL.1291	2024 New England Appraisers Expo Opening Program	Massachusetts Board of Real Estate	4-Hours
AAL.1292	Applying Appraisal Standards for Complex Valuations	OREP Educational Network San Diego, CA 92115-2600	7-Hours
AAL.1293	Supporting Land Value	Appraiser eLearning LLC Nashville, TN 37203	4-Hours
AAL.1294	6 Recent Appraiser Lawsuits and the Lessons from Each	Appraiser eLearning LLC Nashville, TN 37203	3-Hours
AAL.1295	The Past, Present and Future of the Mortgage Appraisal	Appraiser eLearning LLC Nashville, TN 37203	7-Hours

- Commissioner Hawkins made a motion to approve AAL.1288 through AAL.1295. Commissioner Lineaweaver seconded the motion. The motion passed unanimously.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- Bruce Hunter approached the Commission to express their concerns regarding the following:
 - The Commissions hearing process, particularly in regards to the sample report/experience review process.
 - Commented that in the standards there is no requirement to explain what is not included in an appraisal report.
 - Commented that the way the Commission reviews the sample reports is inappropriate and hurting the applicants.
 - Concerns that the Commission does not allow public comment during the sample review process.
 - Expressed their opposition to CT increasing the hourly CE requirements.

- Jennifer O'Neill approached the Commission to express their concerns regarding the following:
 - The structure for Public Comment during the meetings
 - Adding additional continuing education hour requirements
 - The sample report review.
 - Commented that the Commission should reconsider the sample review process by including a pre-review prior to it going before the Commission for review. It may allow licensees to provide a better product for final review and could reduce the number of times applicants have to return.

- Debbie Yanosy approached the Commission to clarify if the November meeting will be in-person or virtual. The Commission confirmed that the meeting on November 13 will be held virtually via Teams.

ADJOURNMENT

Acting Chairman Galvin adjourned the meeting at 12:30 pm.

Respectfully submitted,
Rachelle Hyburg
Board Coordinator

2024 Current Scheduled Meetings

November 13

December 11– In-Person