

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
October 12, 2011**

The meeting was called to order by Gerald Rasmussen, Commissioner, at 8:34 a.m. in Room-126 of the State Office Building, 165 Capitol Avenue, Hartford, Connecticut.

Commission Members Present: Christopher Italia, Chairman (Cert. Gen. App. - 1st District)
Francis Buckley, Jr. (Cert. Gen. App. - 2nd District)
Nicholas J. Tetreault (Cert. Gen. App. - 3rd District)
Sean T. Hagearty (Cert. Gen. App. - 2nd District)
Norris Hawkins (Public Member - 1st District)
Gerald Rasmussen (Cert. Gen. App. – 4th District)

Commission Members Absent: John Parda (Public Member - 5th District)

Commission Vacancies: One Public Member

Commission Counsel Present: None

DCP Staff Present: Linda Kieft-Robitaille
Vicky Bullock
Robin Washbond

Public Present: Jim Kyle
Elizabeth Mainello

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division. For information contact Richard M. Hurlburt, Director, at (860) 713-6135 or Fax: (860) 713-7230.

Agency Web site: www.ct.gov/dcp **Division E-Mail:** DCP.OccupationalProfessional@ct.gov

MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Buckley, Commissioner Tetreault 2nd, and the motion carried to approve the minutes of the September 14, 2011 CT Real Estate Appraisal Commission meeting.

LEGAL

- Case Number 2010-43
After discussion it was moved by Commissioner Italia, Commissioner Rasmussen 2nd, and the motion carried unanimously to impose a fine in the amount of \$2,000, and require completion of the 15-hour USPAP course and exam, which is not to be counted toward continuing education, and provide to the Department of Consumer Protection a letter from his/her new commercial sponsor. Commissioner Buckley recused himself on this matter.
- Case Number 2011-26
This matter was tabled to the November 9, 2011 meeting.
- Case Number 2010-887
After discussion it was moved by Commissioner Buckley, Commissioner Hagearty 2nd, and the motion carried unanimously to impose a fine in the amount of \$750 and require completion of the 15-hour USPAP course.
- Case Number 2011-278
After discussion it was moved by Commissioner Buckley, Commissioner Hagearty 2nd, and the motion carried unanimously to impose a fine in the amount of \$500, and require completion of the 15-hour USPAP course and exam, and provide to the Department of Consumer Protection samples of his/her work logs on a quarterly basis for the next 12 months.

NEW BUSINESS

2012 CT Real Estate Appraisal Commission Meeting Dates

It was moved by Commissioner Italia, Commissioner Hagearty 2nd, and the motion carried unanimously to approve the 2012 CT Real Estate Appraisal Meeting Dates with revisions to change the meeting dates from March 7 to March 14 and November 7 to November 14.

OLD BUSINESS

Investigator Training – October 2011

Inspector Linda Kieft-Robitaille attended the Level 2 Investigator Training and reported to the Commission that several states were represented at the training and all are dealing with similar appraisal issues and complaints. Issues such as incomplete work files, USPAP violations and corresponding fines; and education/courses for competency were discussed at the training.

APPLICATIONS FOR APPROVAL

Elizabeth Mainello – RCG applicant submitting samples for approval

After discussion, it was moved by Commission Buckley, Commissioner Hagearty 2nd, and the motion carried unanimously to approve her samples. The Commission advised Ms. Mainello to update her appraisal reports to ensure they are fully compliant with USPAP standards.

SCHOOL AND COURSE APPLICATIONS

AMERICAN SOCIETY OF FARM MANAGERS AND RURAL APPRAISERS

2012-2013 7-Hour National USPAP Course 7 hrs CE

APPRAISAL INSTITUTE

Real Estate Finance, Statistics & Valuation Modeling 15 hrs PL

2010-2011 7-Hour National USPAP Update Course **DENIED**
It was moved by Commissioner Tetreault, Commissioner Buckley 2nd, to deny the Appraisal Institute course: 2010-2011 7-Hour National USPAP Update, and the motion was approved unanimously.

Online Residential Challenges: Declining Markets and Sales Concessions	7 hrs CE
Online GIS – The Executive Overview	7 hrs CE
Online Business Practice and Ethics	5 hrs CE
Online Site Use and Valuation Analysis	6 hrs CE
Online FHA & the Appraisal Process	7 hrs CE
Online Eminent Domain & Condemnation	7 hrs CE
Online Analyzing Operating Expenses	7 hrs CE
Fundamentals of Separating Real & Personal Property from Intangible Business Assets	15 hrs CE (14 hrs CE w/o exam)

APPRAISAL UNIVERSITY

Practical Application of the Cost Approach (on-line) 4 hrs CE

GREATER HARTFORD ASSOCIATION OF REALTORS

Most Valuable Properties in the USA 3 hrs CE

MASSACHUSETTS BOARD OF REAL ESTATE APPRAISERS

Foreclosure Basics for Appraisers (on-line) 7 hrs CE
General Sales Comparison Approach 30 hrs PL
General Market Analysis and Highest and Best Use 30 hrs PL
General Report Writing and Case Studies 30 hrs PL
Residential Report Writing and Case Studies 15 hrs PL

NEW HAVEN REAL ESTATE SCHOOL

This Old CT House 3 hrs CE

VAN EDUCATION CENTER

Yield Capitalization (Discounting) (on-line) 4 hrs CE
Residential Environmental Hazards Screening (on-line) 7 hrs CE
Residential Report Writing & Case Studies (on-line) 15 hrs PL

It was moved by Commissioner Tetreault, Commissioner Hagearty 2nd, to add the following schools/courses to the agenda and the motion carried unanimously.

SOCIETY OF PROFESSIONAL ASSESSORS

New School Approved

Annual Connecticut Seminar 5 hrs CE

APPRAISAL INSTITUTE

Online Appraisal of Nursing Facilities 9 hrs CE
Online Residential Design and Functional Utility 7 hrs CE
Online Residential Property Construction and Inspection 7 hrs CE
Residential Market Analysis & Highest and Best Use 15 hrs CE

THE DARES INSTITUTE

USPAP 7: 2012-2013 Update 7 hrs CE

MASSACHUSETTS BOARD OF REAL ESTATE APPRAISERS

2011 New England Appraisers Expo – Residential Program

5 hrs CE

It was moved by Commissioner Tetreault, Commissioner Hagearty 2nd, to approve the above schools/courses as marked and the motion carried unanimously.

ADJOURNMENT

It was moved by Commissioner Rasmussen, Commissioner Hagearty 2nd, and the motion carried unanimously to adjourn the meeting at 10:25 a.m.

Respectfully Submitted,

Robin Washbond
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, November 9, 2011, 8:30 a.m.-Room 126