

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
May 14, 2014**

The meeting was called to order by Gerald Rasmussen, Commissioner, at 8:30 a.m. in Room-126 of the State Office Building, 165 Capitol Avenue, Hartford, Connecticut.

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

Commission Members Absent: Christopher Italia, Chairman (Cert. Gen. App. - 1st District)

Commission Vacancies: Certified General Appraiser – 5th District
Public Member – 5th District
Public Member

Commission Counsel Present: Alan N Ponanski, Assistant Attorney General

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

Public Present: Jeremy Stahl Nicholas Celentano
George Malia Steven Miller
James Calciano Cynthia Nemett
Carey Talbot Jeffrey Miller
Michael Massa

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 Tetreault, Commissioner Hawkins 2nd, and the motion carried unanimously to approve the minutes of the April 9, 2014 Connecticut Real Estate Appraisal Commission meeting.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

RSP APPLICANTS SEEKING EXTENSIONS

1. Carey Talbot, RSP – Seeking an extension of Provisional License (continued from April meeting)

It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried unanimously to grant an extension of his Provisional license to December 31, 2014.

2. Jerremy Stahl, RSP – Seeking an extension of Provisional License

It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried unanimously to grant an extension of his Provisional license to December 31, 2014.

3. Thomas Croteau, RSP – Seeking an extension of Provisional License

It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried unanimously to grant an extension of his Provisional license to December 31, 2014

4. Steven Miller, RSP – Seeking credit for assignments under (second) sponsor prior to notification to Department

It was moved by Commissioner Hagearty, Commissioner Hawkins 2nd, and the motion carried unanimously to approve 412 hours towards experience credit for assignments completed prior to notifying State of second sponsor.

NEW APPLICANTS

1. Jeffrey Miller, RCR applicant – Seeking review of sample selection

It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried unanimously to approve the samples.

2. Jerremy Stahl, RCR applicant – Seeking review of logs and sample selection

It was moved by Commissioner Hagearty, Commissioner Hawkins 2nd, and the motion carried unanimously to approve the logs. Samples were selected.

3. Nicholas Celentano, RCG applicant – Review of logs and sample selection

It was moved by Commissioner Hagearty, Commissioner Rasmussen 2nd, and the motion carried unanimously to approve the logs. It was moved by Commissioner Hagearty, Commissioner Hawkins 2nd, and the motion carried unanimously to approve the samples.

LEGAL

William Henry

Commissioner Hagearty commented that he has completed a review of Mr. Henry's appraisal documents and will provide the Department staff with a memo identifying areas of concern.

NEW BUSINESS

Introduction of Intern

Examiner Linda Kieft-Robitaille introduced UCONN senior, Ryan Powers to the Commission. She added that Ryan joined the Real Estate and Appraisal staff for the summer and will be assisting with the continuing education audit, preparing for the ASC audit and other special projects.

Appraisal License 2014 Renewal Summary

Examiner Kieft-Robitaille reported to the Commission the Appraisal licenses as of today:

Certified Residential:	795 active/approved	58 lapsed
Certified General:	456 active/approved	56 lapsed
Provisional:	85 active/approved	23 lapsed

OLD BUSINESS

1. Continuing Education Audit

Examiner Linda Kieft-Robitaille reported to the Commission that the continuing education audit is now underway and audit letters will be mailed to 15-20% of licensed appraisers next week.

2. ASC Webinar

Examiner Kieft-Robitaille stated that the Appraisal Subcommittee Webinar is scheduled for today from 2:00-4:00 p.m. and the topics will cover common issues and concerns raised by State appraiser regulatory agencies concerning the revised ASC Policy Statements and the upcoming AQB Real Property Appraiser Qualification Criteria changes.

3. ASC Compliance Review

Examiner Kieft-Robitaille informed the Commission that the ASC Compliance Review is scheduled for June 30 and July 1st and that the Real Estate Appraisal Commission's July meeting will be held on Tuesday, July 1st to coordinate with the ASC representative's visit.

MANDATORY LAW COURSE INSTRUCTORS REQUIRING APPROVAL

McKissock Instructors

Daniel Bradley	Tracy Martin
Wallace Czekalski	Larry McMillen
Kenneth Guilfoyle	Steven Vehmeier
Charles Huntoon	Susanne Barkalow

The Commission tabled this matter to the June meeting for further discussion.

SCHOOL AND COURSE APPLICATIONS

Allterra Group, LLC

2014 Keynote/Alternative Valuations	7 hrs CE
2014 Valuation Visionaries/Regulatory Compliance	7 hrs CE
2014-2015 7-Hour National USPAP Course	7 hrs CE

American Society of Farm Managers and Rural Appraisers

Key Issues of Grain Elevator Valuation	8 hrs CE
Introduction to the Valuation of Permanent Plantings	8 hrs CE

Appraisal Institute

Online Residential Sales Comparison and Income Approach	28 hrs CE
Online Residential Sales Comparison and Income Approach	30 hrs PL
Online Residential Report Writing and Case Studies	14 hrs CE
Online Residential Report Writing and Case Studies	15 hrs PL
Online General Appraiser Site Valuation & Cost Approach	30 hrs PL
Online General Appraiser Site Valuation & Cost Approach	28 hrs CE
AI Connect 2014 – Day 1	2 hrs CE
AI Connect 2014 – Day 2 AM	4 hrs CE
AI Connect 2014 – Day 2 PM	4 hrs CE
AI Connect 2014 – Day 3	4 hrs CE

CT Chapter of the Appraisal Institute

Appraisal Law Update with Supervisory/Provisional Education-Webinar	3 hrs CE
---	----------

McKissock, LP

Secondary Market Appraisal Guidelines	7 hrs CE
---------------------------------------	----------

Van Education Center

Uniform Residential Appraisal Report (URAR) (On-line) 7 hrs CE
Yield Capitalization (Discounting) (On-line) 4 hrs CE

Massachusetts Board of Real Estate Appraisers

Residential Market Analysis & Highest and Best Use 15 hrs PL

Dynasty School

Statistics, Modeling & Finance (on-line) 14 hrs CE
Statistics, Modeling & Finance (on-line) 15 hrs PL

Valley Academy of Real Estate

New School Application

It was moved by Commissioner Tetreault, Commissioner Hawkins 2nd, and the motion carried unanimously to approve the new school application for *Valley Academy of Real Estate*.

It was moved by Commissioner Tetreault, Commissioner Hawkins 2nd, and the motion carried unanimously to approve the above course applications as presented.

It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried to add to the agenda under ‘Schools and Course Applications’ a review of the workshops for the upcoming Assessor’s School at UCONN for purposes of reviewing potential CE offerings.

The Commission will review the workshop descriptions for those which may be approved towards CE, but will be subject to filing a formal application.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

Examiner Kieft-Robitaille notified the Commission that The Association for Valuation Professionals (MBREA) and the MA/RI Chapter of the Appraisal Institute is inviting Commissioner Italia or a representative from the Commission to appear on a panel of state appraiser regulators at the 2014 New England Appraisers Expo. The Expo will be held October 6, 2014 at the Four Points by Sheraton Hotel in Norwood, MA.

ADJOURN

It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried unanimously to adjourn the meeting at 9:30 a.m.

Respectfully submitted,

Robin Washbond
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, June 11, 2014 at 8:30 a.m. – Room 126