

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
February 14, 2018**

The meeting was called to order by Commissioner Rasmussen, at 8:25 a.m. in Plaza North Hearing Room J at 450 Columbus Boulevard, Hartford, Connecticut.

Commission Members Present: Gerald Rasmussen (Cert. Gen. App. – 4th District)
John J. Galvin Jr. (Cert. Gen. App. – 5th District)
Shawna M. Baron (Cert. Res. App. – 5th District)
Linda M. Sepso (Cert. Res. App. – 3rd District)
Norris Hawkins (Public Member – 1st District)

Commission Members Absent: None

Commission Vacancies: Certified General Appraiser
Public Member (2)

Commission Counsel Present: None

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

Public Present: David Robinson
Matt Baldi
Michael Baldi

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) 706-1202.

Department of Consumer Protection Web Site: www.ct.gov/dcp
Division E-Mail: dcp.occupationalprofessional@ct.gov

MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Hawkins, Commissioner Baron 2nd, and the motion carried unanimously to approve the minutes of the January 10, 2018 CT Real Estate Appraisal Commission meeting.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

NEW APPLICANTS

Matthew Baldi, RCG applicant - Log approval & sample review

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

David Robinson, RCG applicant - Log approval & sample review

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

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to add to the agenda:

James Mansfield, Greg Robinson, Dawn Cortina and Joseph Holstein, AQB New Criteria and CE course AAL.290.

REQUESTING EQUIVALENT EDUCATION CREDIT

Michael Cilfone - Seeking 18 hours equivalent education for CCMA Revaluation course taken June 2016

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to approve 10 hours equivalent education credit.

Terrence Duffy - Seeking 18 hours equivalent education for CCMA courses 1A & B taken June 2017

It was moved by Commissioner Sepso, Commissioner Galvin 2nd, and the motion carried unanimously to approve four hours for each class for a total of 8 hours equivalent education credit.

John Ryan - Seeking 14 hours equivalent education for teaching Income Approach to Valuation for IAAO.

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to approve 14 hours equivalent education credit.

John Alexa - Seeking 18 hours equivalent education for CCMA course taken June 2016

It was moved by Commissioner Baron, Commissioner Sepso 2nd, and the motion carried unanimously to approve 18 hours equivalent education credit.

William Converse - Seeking 7 hours equivalent education for AI General Demonstration Report Writing seminar, online.

It was moved by Commissioner Galvin, Commissioner Sepso 2nd, and the motion carried unanimously to approve 6 hours equivalent education credit.

Paul Champagne - Seeking 12 hours equivalent education for Strategies Conference and Annual Meeting of National Multifamily Housing Council (NMHC)

It was moved by Commissioner Baron, Commissioner Sepso 2nd, and the motion carried unanimously to deny this request.

Dawn Cortina - Seeking credit for the 60 hr Real Estate Principles & Practice course. Took course March 2016- May 2016.

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to approve 10 hours equivalent education credit.

Joseph Holstein - Seeking 18 hrs. credit for the CCMA 2B & CCMA 3 course completed June 2016 & June 2017

It was moved by Commissioner Hawkins, Commissioner Sepso 2nd, and the motion carried unanimously to approve 18 hours equivalent education credit.

OLD BUSINESS

National Registry Report

Real Estate Examiner Linda Kieft-Robitaille informed the Commission that Pat Cerino disciplinary action was reported to the National Registry.

AMC Registrations

Examiner Kieft-Robitaille informed the Commission of the ASC comment period concerning a new proposed information collection method entitled 'Reporting information for the AMC Registry'. All comments must be received by March 30, 2018.

2020-2021 USPAP

Examiner Kieft-Robitaille reported that the ASB issued a Discussion Draft of possible changes to the 2020-2021 edition of USPAP and that additional information is available on the Appraisal Foundation website.

HUD Guidance on Mixed Use Properties

Commissioner Sepso brought forth this matter and after some discussion the Commission agreed that a CT Certified Residential Appraiser is not licensed to appraise mixed use property and to do so would be in violation of CT State law and USPAP.

NEW BUSINESS

James Mansfield, RCG applicant – Log approval and sample selection

The Commission selected samples, and logs are to be returned to Mr. Mansfield for completion of signatures.

AQB New Criteria

The Commission discussed the Real Property Appraiser Qualification Criteria, Summary of Changes effective May 1, 2018, and tabled this matter for further research and discussion.

Greg Robinson, Provisional requesting to move forward with upgrade to Certified Residential

The Commission stated that Mr. Robinson may reappear before them for a hearing on moving his application forward once all the requirements and conditions of his disciplinary action have been met.

LEGAL

Commissioner Rasmussen signed the Order re: Case No. 2017-192/Robinson.

SCHOOL AND COURSE APPLICATIONS

AAL.280 – The FHA Handbook 4000.1 – Live Webinar (McKissock LLC)	5 hrs CE
AAL.281 – Manufactured Home Appraisal (on-line) (McKissock LLC)	4 hrs CE
APL.67 – Appraiser eLearning LLC	New School Application
AAL.282 – 2018 Keynote Charleston (Allterra Group)	7 hrs CE
AAL.283 – 2018 Appraisal Policy and Procedure Charleston (Allterra Group)	7 hrs CE
APR.101- Residential Market Analysis and Highest and Best Use (OnCourse Real Estate, Inc. dba Career Webschool) on-line	15 hrs PL
AAL.284 – The FHA Handbook 4000.1 (on-line) (McKissock)	7 hrs CE

AAL.285 – Covering All Bases in Residential Reporting (on-line) (Hondros College of Business)	7 hrs CE
AAL.286 – Residential Appraiser Site Valuation and Cost Approach (on-line) (OnCourse Real Estate, Inc. dba Career Webschool)	14 hrs CE
APR.102 – Residential Appraiser Site Valuation and Cost Approach (on-line) (On Course Real Estate, Inc. dba Career Webschool)	15 hrs PL
AAL.287 – Real Estate Appraisal – Principles & Procedures (on-line) (Dynasty School)	18 hrs CE
AAL.288 – Online Mortgage, Appraisers and Foreclosures (Massachusetts Board of Real Estate Appraisers)	7 hrs CE
APR.103 – Online Specialized Residential Appraisal Topics (Massachusetts Board of Real Estate Appraisers)	20 hrs PL
AAL.289 – The Appraisal of 2-4 Unit Properties – Live Webinar (McKissock LLC)	4 hrs CE

It was moved by Commissioner Galvin, Commissioner Baron 2nd, and the motion carried unanimously to approve the above mentioned schools/courses as amended.

AAL.290 – CT Appraisal Law Update with Supervisory/Provisional Appraiser Education
online 3 hrs CE
(Calypso Continuing Education)

It was moved by Commissioner Sepso, Commissioner Hawkins 2nd, and the motion carried unanimously to approve course AAL.290 subject to IDECC approval.

It was moved by Commissioner Rasmussen, Commissioner Hawkins 2nd, and the motion carried unanimously to add the courses ‘Appraisers and Technology’ and ‘Client Procedures’ to the agenda. Commissioner Sepso abstained.

Appraisers and Technology 6 hrs CE
(RETES-Real Estate Training Educational Services)

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried to approve ‘Appraisers and Technology’ Course for 6 hours CE subject to receipt and review of paperwork. Commissioner Galvin opposed. Commissioner Sepso abstained.

Client Procedures
(RETES- Real Estate Training Educational Services))

6 hrs CE

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried to approve 'Client Procedures' course for 6 hours CE. Commissioner Sepso abstained.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

Commissioner Baron stated that she recently audited some McKissock online (webinar) classes and found that overall instructors did well but noted a lack of interaction with students.

ADJOURN

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to adjourn the meeting at 10:27 A.M.

Respectfully submitted,

Robin Washbond
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, March 14, 2018 at 8:30 a.m. at 450 Columbus Boulevard, in Hearing Room J, Hartford, CT.