

**STATE OF CONNECTICUT  
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION  
Minutes of Meeting  
July 10, 2019**

The meeting was called to order by Commissioner Gerald Rasmussen, at 8:23 a.m. in Plaza North Hearing Room J at 450 Columbus Boulevard, Hartford, Connecticut.

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

**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](http://www.ct.gov/dcp)  
Division E-Mail: [dcp.occupationalprofessional@ct.gov](mailto:dcp.occupationalprofessional@ct.gov)

## **MINUTES OF PREVIOUS MEETINGS**

It was moved by Commissioner Sepso, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to approve the minutes of the June 12, 2019 CT Real Estate Appraisal Commission meeting.

## **ASC**

Real Estate Examiner Linda Kieft-Robitaille reported that Jenny Tidwell, ASC Policy Manager is planning the 2020 Compliance Review and asked the Department to determine the best date for their visit. The Commission and the Department agreed upon June 2020.

## **NEW BUSINESS**

### **Sean Sutherland, RCR Applicant - Seeking log approval & sample selection**

It was moved by Commissioner Baron, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to approve the log and samples were selected.

### **Fredrick Richard - Seeking 3 hours equivalent education for CT Commercial Real Estate Conference on May 2, 2019**

It was moved by Commissioner Galvin, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to approve 3 hours equivalent education credit.

### **Elizabeth Mainello - Seeking 3 hours equivalent education for CT Commercial Real Estate Conference on May 2, 2019.**

It was moved by Commissioner Galvin, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to approve 3 hours equivalent education credit.

## **OLD BUSINESS**

### **Angela Haggerty, RCR Applicant - Seeking sample approval**

Ms. Haggerty appeared before the Commission with her sponsor, Frank Teodosio. It was moved by Commissioner Baron, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried to **not approve** the samples, and requested that Ms. Haggerty provide 3 new samples and to appear at the December 2019 meeting with her sponsor. Commissioner Galvin opposed. Commissioner Sepso offered to give guidance to the applicant and is available to review her work product.

### **Supervisor Requirements**

The Commission discussed requiring the work samples of Supervisors and Provisionals, and webinar training for supervisors. Commissioner Sepso will look further into webinar training and will report back at the September meeting.

### **Webinar Presentations/Requirements**

The Commission continued discussion on this matter. Commissioner Baron proposed requiring two-way webinars. Examiner Linda Kieft-Robitaille will contact ASC for their recommendation concerning any AQB conflicting requirements.

### **2020 CE Audit / Fines**

Attorney Bullock stated the Commission has the ability and statutory authority to increase fines. The Commission discussed fine amounts and Attorney Bullock will research the fines and statutes of other licensed credentials and will report back at the September meeting.

## **LEGAL**

### **Legislative/Legal Update**

Attorney Bullock reported that all previously submitted legislation concerning AMC's and the AQB changes are still in process.

## **SCHOOLS AND COURSES**

AAL.497 – FHA Appraisal Standards – online (OREP Education Network)	7 hrs CE
APR.152 – Commercial Appraisal Review – Subject Matter Elective (McKissock) online	15 hrs PL
APR.153 – Expert Witness For Commercial Appraisers – Subject Matter Electives (McKissock) on-line	15 hrs PL
AAL.498 – 2019 International Appraisers Conference (American Society of Appraisers)	14 hrs CE
AAL.499 – Online Fundamentals of Apartment Appraising (Appraisal Institute)	7 hrs CE
AAL.500 – eTech Solution: Next Generation Appraisal Workflow and Forms Software, No. 123 (The Columbia Institute)	<b>Denied</b>

AAL.501 – Online Residential Market Analysis and Highest & Best Use (Appraisal Institute)	7 hrs CE
APR.154 – Online Residential Market Analysis and Highest & Best Use (Appraisal Institute)	15 hrs PL
AAL.502 – Appraisal of Self-Storage Facilities (McKissock)	7 hrs CE
AAL.503 – Calypso Continuing Education (Calypso Continuing Education)	<b>Tabled</b>
APR.155 – Residential Site Valuation and Cost Approach (Hondros College of Business) on-line	15 hrs PL
APR.156 – Statistics, Modeling and Finance (Hondros College of Business) on-line	15 hrs PL
AAL.504 – Litigation Appraising: Specialized Topics and Applications (Appraisal Institute)	18 hrs CE

It was moved by Commissioner Galvin, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried unanimously to approve the above courses as amended and that AAL.500 is denied, AAL.503 has been tabled and AAL.504 was approved for 18 hrs CE.

It was moved by Commissioner Hawkins, Commissioner Sepso 2<sup>nd</sup>, and the motion carried unanimously to add the following schools/courses to the agenda:

AAL.505 – Mold: A Growing Concern (Calypso Continuing Education) online	3 hrs CE
AAL.506 – Introduction to Value Verify™ for Appraisers (Columbia Institute)	<b>Tabled</b>
AAL.507 – Introduction to Vineyards and Deed Restricted Land Valuation (CT Chapter of the Appraisal Institute)	3 hrs CE
AAL.508 – Another View of the Tough One: Sales Comparison Approach For Mixed-Use Properties (CT Chapter of the Appraisal Institute)	4 hrs CE
AAL.509 – The Tough One: Mixed-Use Properties Income Capitalization Approach (CT Chapter of the Appraisal Institute)	3 hrs CE

AAL.510 – Nuances of Valuation Specific to the Condemnation Arena (CT Chapter of the Appraisal Institute)	4 hrs CE
AAL.511 - Foundations of Valuation An Inferred Demand Analysis (CT Chapter of the Appraisal Institute)	3 hrs CE
AAL.512 – Valuation Resources for Solar Photovoltaic Systems (Appraisal Institute)	4 hrs CE
APR.157 - Residential Sales Comparison and Income Approaches (Hondros College of Business) online	30 hrs PL
AAL.513 – 2019 Modern Appraisal Vegas (Allterra Group, LLC)	7 hrs CE
AAL.514 – 2019 Role of the Appraiser Vegas (Allterra Group, LLC)	7 hrs CE

It was moved by Commissioner Sepso, Commissioner Baron 2<sup>nd</sup>, and the motion carried unanimously to approve the above mentioned courses as amended and that AAL.505 was approved for 3 hrs CE and AAL.506 was tabled.

It was moved by Commissioner Hawkins, Commissioner Baron 2<sup>nd</sup>, and the motion carried unanimously to add the following courses to the agenda. Commissioner Sepso abstained.

(Course numbers not yet assigned)	
CT Mandatory Law with Supervisory/Provisional (RETES)	3 hrs CE
Developing Your Work File (RETES)	3 hrs CE
Client Requirements (RETES)	6 hrs CE
Appraiser and Technology Update (RETES)	6 hrs CE
Upping the Game (RETES)	3 hrs CE

It was moved by Commissioner Baron, Commissioner Hawkins 2<sup>nd</sup>, and the motion carried to approve the above courses. Commissioner Sepso abstained.

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

Commissioner Sepso commented on bifurcated appraisals and stated that they are increasing and there should be guidelines set so that the person inspecting a home is qualified.

**ADJOURN**

It was moved by Commissioner Galvin, Commissioner Baron 2<sup>nd</sup>, and the motion carried unanimously to adjourn the meeting at 10:06 A.M.

Respectfully submitted,

Robin Washbond  
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, September 11, 2019 at 8:30 a.m. at 450 Columbus Boulevard, in Hearing Room J, Hartford, CT.