

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
September 14, 2016**

The meeting was called to order by Commissioner Baron, at 8:30 a.m. in Room-119 of the State Office Building, 165 Capitol Avenue, Hartford, Connecticut.

Commission Members Present: 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: Gerald Rasmussen (Cert. Gen. App. – 4th District)

Commission Vacancies: Certified General Appraiser
Public Member (2)

Commission Counsel Present: Alan Ponanski, Assistant Attorney General

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

Public Present: Nicholas Gardner James Gothreau
Rick Hermonot Fran MacDonald
George Malia Tammy Costello
Debra Costello Ben Michelson

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 Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to approve the minutes of the July 13, 2016 CT Real Estate Appraisal Commission meeting.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

George Malia, Certified General Appraiser, appeared before the Commission for guidance concerning supervising provisional appraisers who also complete assignments outside of Connecticut.

NEW APPLICANTS:

1. Lia Digioia, RCR applicant - Approval of logs & sample selection

It was moved by Commissioner Sepso, Commissioner Hawkins 2nd, and the motion carried unanimously to table this matter.

2. Daniel Simoes, RCR applicant - Approval of logs & sample selection

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

3. Steven Miller, RCG applicant - Approval of logs & sample selection

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

4. Nicholas Gardner, RCG applicant - Review of samples

It was moved by Commissioner Galvin, Commissioner Sepso 2nd, and the motion carried unanimously that Mr. Gardner must resubmit two appraisal reports by October 5, 2016 that include Cost Approach, Sales Comparison and Income Approach for review by the Commission at the October meeting.

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to add Fran MacDonald to the agenda under New Applicants.

5. Fran MacDonald, RCG applicant – Seeking an additional extension of her Provisional License

It was moved by Commissioner Baron, Commissioner Galvin 2nd, and the motion carried unanimously to grant an extension of her Provisional License to December 31, 2016 and that Ms. MacDonald must submit two appraisal reports for review by the Commission by November 7, 2016 and reappear before the Commission with her sponsor at the November 9, 2016 meeting.

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to add Randal Ripley to the agenda under New Applicants.

6. Randal Ripley – Seeking approval of course (Basic Appraisal Procedures) from Van Education Center that was taken while course was expired.

It was moved by Commissioner Galvin, Commissioner Sepso 2nd, and the motion carried unanimously to accept the course (course APR.43 approved at today's meeting) and that a letter of caution will be sent to the Van Education Center.

CE HEARINGS:

Docket 2016-36

It was moved by Commissioner Sepso, Commissioner Hawkins 2nd, and the motion carried unanimously to deny the request for a waiver of fine and to impose the \$400.00 fine and that payment must be made by November 30, 2016, and that failure to comply will result in suspension of license.

Docket 2016-18 (Appeared)

It was moved by Commissioner Sepso, Commissioner Galvin 2nd, and the motion carried unanimously to impose the \$400.00 fine and that payment must be made by November 30, 2016, and that failure to comply will result in suspension of license. Licensee paid fine at this meeting and is now compliant.

Docket 2016-19

It was moved by Commissioner Sepso, Commissioner Galvin 2nd, and the motion carried unanimously to impose the \$400.00 fine and that payment must be made by November 30, 2016 and that failure to comply will result in suspension of license.

Docket 2016-17

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to impose the \$400.00 fine and that payment must be made by November 30, 2016 and that failure to comply will result in suspension of license.

Docket 2016-23

Examiner Kieft-Robitaille reported that the licensee did not respond to the CE Audit notice. It was moved by Commissioner Baron, Commissioner Galvin 2nd, and the motion carried unanimously to suspend the Appraisal license effective today for noncompliance.

Docket 2016-29

Fine paid, in compliance.

Docket 2016-33

It was moved by Commissioner Galvin, Commissioner Baron 2nd, and the motion carried unanimously that proof of completion of CE must be submitted by September 30, 2016 and payment of the \$400.00 fine must be made by November 30, 2016 and that failure to comply will result in suspension of license.

Docket 2016-11

Fine paid, in compliance.

Docket 2016-14

It was moved by Commissioner Galvin, Commissioner Baron 2nd, and the motion carried unanimously to provide proof of CE completion by September 30, 2016 and payment of \$400.00 fine by November 30, 2016 and that failure to comply will result in suspension of license.

OLD BUSINESS:

- **ASC Report**

The Appraisal Subcommittee conducted an ASC Compliance Review of the Connecticut appraiser regulatory program on June 6-8, 2016. The ASC considered the preliminary results of the Review and the State’s response to those results.

Director Richard Maloney provided a summary of the Final ASC Compliance Review Report and informed the Commission that Connecticut’s appraiser regulatory program was awarded an ASC Finding of ‘Good’. Mr. Maloney reviewed the areas of concern and how the Department addressed those concerns.

Commissioner Galvin thanked the staff for all their efforts with the ASC audit.

SCHOOL AND COURSE APPLICATIONS

Tabled at July meeting:

AAL.80 – Breakfast with the Experts: Is Commercial Real Estate Due for Readjustment? (Massachusetts Board of Real Estate Appraisers) 4 hrs CE

Tabled at July meeting:

AAL.81 – What Lenders Want: Minimize Callbacks by Identifying Client Expectations (Massachusetts Board of Real Estate Appraisers) 3 hrs CE

AAL.82 – Basic Construction Refresher (Massachusetts Board of Real Estate Appraisers) 7 hrs CE

AAL.83 – Review Theory – General (Appraisal Institute)	18 hrs CE
AAL.84 – Review Theory – Residential (Appraisal Institute)	17 hrs CE
AAL.85 – International Valuation Standards Overview (Appraisal Institute)	8 hrs CE
AAL.86 – Fannie Mae Appraisal Guidelines: Debunking the Myths (on-line) (McKissock LLC)	4 hrs CE
AAL.87 – Divorce and Estate Appraisals: Elements of Non-Lender Work (McKissock LLC) on-line	4 hrs CE
APR.40 – Online General Appraiser Income Approach Part 2 (Appraisal Institute)	30 hrs PL
APR.41 – Online Residential Market Analysis and Highest and Best Use (Appraisal Institute)	15 hrs PL
AAL.88 – Income Analysis for Income Properties (Massachusetts Board of Real Estate Appraisers)	7 hrs CE
APR.42 – 2016-2017 Online 15-Hour National USPAP Equivalent Course (Appraisal Institute)	15 hrs PL
APR.43 – Basic Appraisal Procedures (on-line) (Van Education Center)	30 hrs PL
APR.44 – Basic Appraisal Principles (A101) (American Society of Farm Managers and Rural Appraisers)	30 hrs PL
AAL.89 – Basic Appraisal Principles (A101) (American Society of Farm Managers and Rural Appraisers)	18 hrs CE
APR.45 – Basic Appraisal Procedures (A102) (American Society of Farm Managers and Rural Appraisers)	30 hrs PL
AAL.90 – Basic Appraisal Procedures (A102) (American Society of Farm Managers and Rural Appraisers)	18 hrs CE
AAL.91 – 7 Hour National USPAP Course (A114) (American Society of Farm Managers and Rural Appraisers)	7 hrs CE

APR.46 – Eminent Domain (A250) (American Society of Farm Managers and Rural Appraisers)	22 hrs PL
AAL.92 – Eminent Domain (A250) (American Society of Farm Managers and Rural Appraisers)	18 hrs CE
AAL.93 – Income Approach for General Appraisers, Part 1 (A303) (American Society of Farm Managers and Rural Appraisers)	18 hrs CE
APR.47 – Integrated Approaches to Value (A304) (American Society of Farm Managers and Rural Appraisers)	30 hrs PL
AAL.94 – Integrated Approaches to Value (A304) (American Society of Farm Managers and Rural Appraisers)	18 hrs CE
AAL.95 – Advanced Rural Case Studies (A400) (American Society of Farm Managers and Rural Appraisers)	18 hrs CE
AAL.96 – Advanced Appraisal Exam Preparation Course (American Society of Farm Managers and Rural Appraisers)	18 hrs CE
APR.48 – Foundations of Appraisal Review (A600) (American Society of Farm Managers and Rural Appraisers)	40 hrs PL
AAL.97 – Foundations of Appraisal Review (A600) (American Society of Farm Managers and Rural Appraisers)	18 hrs CE
AAL.98 – Technology Applications in Appraisal Google Earth (American Society of Farm Managers and Rural Appraisers)	7 hrs CE
AAL.99 – Introduction to Statistical Analysis for Appraisers (American Society of Farm Managers and Rural Appraisers)	8 hrs CE
APR.49- Online General Appraiser Sales Comparison Approach (Appraisal Institute)	30 hrs PL
AAL.100 – 2016 New England Appraisers Expo: Residential Program (Massachusetts Board of Real Estate Appraisers)	7 hrs CE
AAL.101 – 2016 New England Appraisers Expo: Commercial Program (Massachusetts Board of Real Estate Appraisers)	7 hrs CE
AAL.102 – Appraisal of Self-Storage Facilities (on-line) (McKissock LLC)	7 hrs CE

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to approve the above mentioned school/courses as amended and to table course AAL.98 until later in this meeting.

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to approve AAL.98 for 7 hours CE credit

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- Director Richard Maloney commented on the new federal rule concerning Appraisal Management Companies and stated that he proposed additional legislation to comport with the federal rules which will be drafted over the next several months. Mr. Maloney stated that he will report back on this matter at the next meeting and will ask the Commission for their recommendations.
- Commissioner Baron asked Attorney Bullock for the status of 'Provisional Supervisor Responsibilities' and stated that it should be included in the next mandatory law class. Attorney Bullock reported that she and Commissioner Rasmussen are researching this matter.

LEGAL:

Formal Hearing: Case: 2015-164 - Docket No. 2016-345

It was moved by Commissioner Baron, Commissioner Sepso 2nd, and the motion carried unanimously that respondent is placed on probation effective immediately until September 14, 2017; that respondent is to submit a quarterly log for the calendar year from which the Department may select 3 samples, the due dates are December 15, 2016, March 15, 2017, June 15, 2017 and September 1, 2017; that prior to the July 2017 Appraisal Commission meeting, Respondent is to provide two appraisals to the Department for review by the Commission members at its monthly Commission meeting; that respondent is to complete an 'in person' 15-Hour USPAP course, Basic Appraisal Principles and Basic Appraisal Procedures courses including passing the exams; that Respondent has until September 14, 2017 to complete the coursework; that coursework completed cannot count toward any upcoming CE cycle; that Respondent is to pay a civil penalty in the amount of \$750.00 which is to be remitted on or before November 30, 2016, and that respondent is not to supervise for three years after completion of her probation.

ADJOURN

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to adjourn the meeting at 1:05 p.m.

Respectfully submitted,

Robin Washbond, Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, October 12, 2016 at 8:30 a.m. - Room 126