

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
January 10, 2018**

The meeting was called to order by Commissioner Rasmussen, at 8:30 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)
Norris Hawkins (Public Member – 1st District)

Commission Members Absent: Linda M. Sepso (Cert. Res. App. – 3rd District)

Commission Vacancies: Certified General Appraiser
Public Member (2)

Commission Counsel Present: Alan N Ponanski, Assistant Attorney General

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

Public Present: Gregory Robinson
Pat Cerino
Joseph Ametrano

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 December 13, 2017 CT Real Estate Appraisal Commission meeting.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

NEW APPLICANTS

Nora King, RCG applicant - Upgrading from RCR. Log approval & sample review
Examiner Linda Kieft-Robitaille informed the Commission that this matter is postponed until the March meeting per applicant's request.

Matthew Baldi, RCG applicant - Log approval & sample selection
It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to table approval of the log. Samples were selected.

David Robinson, RCG applicant - Log approval & sample selection
It was moved by Commissioner Baron, Commissioner Galvin 2nd, and the motion carried unanimously to table approval of the log. Samples were selected.

REQUESTING EQUIVALENT EDUCATION CREDIT

Clifford Atkins - 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 grant 10 hours equivalent education credit.

Kenneth Heltzel - Seeking 18 hours equivalent education for CCMA courses: 2A & B taken June 2016 & June 2017
It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to grant 18 hours equivalent education credit.

Michele Torre - Seeking 18 hours equivalent education for CCMA courses: 1A & B & 2B taken June 2016, October 2016 & June 2017
It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to grant 18 hours equivalent education credit.

David Rothberg - Seeking 18 hours equivalent education for CCIM course 102: Market Analysis for Commercial Investment Real Estate

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

OLD BUSINESS

National Registry Report

Examiner Linda Kieft-Robitaille stated that there was no disciplinary action to report this month.

Examiner Kieft-Robitaille informed the Commission that Jenny Tidwell of the Appraisal Subcommittee (ASC) is the policy manager assigned to Connecticut for the 2018 ASC audit.

HUD Guidance on Mixed Use Properties

This discussion was tabled to the February meeting due to Commissioner Sepso's absence today.

LEGAL

In the Matter of Case #2017-192/Gregory T. Robinson

It was moved by Commissioner Baron, Commissioner Galvin 2nd and the motion carried unanimously to accept the settlement as modified:

1. Pursuant to Section 20-523 of the Connecticut General Statutes Respondent shall pay a civil penalty in the amount of \$1,000.00 which is to be remitted on or before February 28, 2018.
2. Pursuant to Section 20-523 of the Connecticut General Statutes Respondent is eligible to obtain a certification or provisional license within a one year period of his application and after a hearing before the Real Estate Appraisal Commission.
3. Respondent Robinson shall not be given credit toward fulfillment of any future licensure requirements for any appraisal work completed after October 5, 2016 that was completed without appropriate licensure.
4. Respondent shall complete a 15 hour USPAP course within 90 days from the date of the final decision. Respondent's coursework cannot count toward any upcoming Continuing Education (CE) cycle. The course may be taken online or in-person and that the respondent is required to pass the exam

In the Matter of Case #2017-193/Patrick Cerino

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried to accept the settlement. Commissioner Baron opposed.

1. Pursuant to Section 20-523 of the Connecticut General Statutes Respondent shall pay a civil penalty in the amount of \$1000.00 which is to be remitted on or before January 31, 2018.
2. Respondent shall complete a 15 hour USPAP course within 60 days from the date of the final decision. Respondent's coursework cannot count toward any upcoming Continuing Education (CE) cycle. The course may be taken online or in-person and that the respondent is required to pass the exam.
3. Pursuant to Section 20-504-4 of the Regulations of Connecticut Agencies Respondent shall not supervise any provisional appraisers for a period of three years.

NEW BUSINESS

- **Gregory Robinson**
Examiner Linda Kieft-Robitaille informed Mr. Robinson that he may, at this time, request to be added to the Appraisal Commission agenda to begin the process of either reinstating his provisional license or upgrading to certified residential license. Mr. Robinson stated that he will wait until a later date to proceed.
- It was moved by Commissioner Baron, Commissioner Galvin 2nd, and the motion carried unanimously to add the item **CE audit civil penalty** to the agenda:

CE Audit Civil Penalty

Attorney Vicky Bullock asked the Commission for their proposal on the CE civil penalty/fine amount which is currently \$400. The Commission discussed the matter and suggested the current fine of \$400 as minimum but increase if possible. Attorney Bullock will present this information to the Legal Division.

SCHOOL AND COURSE APPLICATIONS

AAL.275 – Marcellus Shale: Effects of Energy Resource Operations on Residential Property Value (on-line) (McKissock)	3 hrs CE
APR.99 – Residential Appraiser Site Valuation and Cost Approach (McKissock) on-line	15 hrs PL

AAL.276 – 2018-2019 15-Hour National USPAP Course (Appraisal Institute) 15 hrs CE

APR.100 – 2018-2019 15-Hour National USPAP Course (Appraisal Institute) 15 hrs PL

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to add AAL.277, AAL.278 and AAL.279 to the agenda.

AAL.277 – The Appraisal of 2-4 Unit Properties (McKissock LLC) 4 hrs CE

AAL.278 – Residential Market Analysis and Highest and Best Use (OnCourse Real Estate, Inc. dba Career Webschool) on-line 14 hrs CE

AAL.279 – 2018-2019 7 Hour USPAP Update Course- online (Calypso Continuing Education) 7 hrs CE

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to approve all above-mentioned courses as presented.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- Examiner Linda Kieft-Robitaille commented on two inquiries she received concerning out of state appraisers who complete desktop appraisals on properties located in Connecticut. Ms. Robitaille responded to the inquiries and advised them that if they are determining value they must be licensed in Connecticut.
- The Commission discussed CE credit for licensed Commission members. Commission members as well as other appraisers may receive up to fourteen hours of CE credit for non-classroom work, and may receive credit for teaching a course, working on/writing a course; and that the minimum hours awarded is two hours. The Commission members and any appraiser in attendance of a Commission meeting may receive CE credit of two hours up to a maximum seven hours, but can be only applied to one meeting per cycle. The Commission also stated that they may receive CE credit when auditing a course but must be in attendance for the complete course hours.

ADJOURN

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to adjourn the meeting at 10:31 A.M.

Respectfully submitted,
Robin Washbond
Commission Secretary

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