

**Massachusetts Board of Registration of Real Estate Appraisers
Minutes of the Board Meeting held June 12, 2025**

Time: 10:00 a.m.

Location: Microsoft Teams

Members Present:

Michael Giannelli, *Chair, Certified Residential Appraiser Member*
Thomas Kokoliadis, *Vice Chair, Banking Member*
Kenneth Dicks, *Certified General Appraiser Member*
Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*
Matthew Jenkins, *AMC Member*
Paul Yorkis, *Real Estate Broker Member*
Paula Wolfe, *Certified Residential Appraiser Member*

Members Not Present:

William McLaughlin, *Certified General Appraiser Member*

Administrative Staff Present:

Kristin Mitchell, *Executive Director*
Lynn Read, *Board Counsel*

Board members, staff, and members of the public appeared by video conference.

- I. Call to Order** – Board Chair Michael Giannelli opened the meeting at 10:04 a.m.
- II. Vote on Minutes of Open Meeting and Executive Session of May 8, 2025**– Kristin Mitchell requested the Board table the Executive Session Minutes until the next meeting. A MOTION was made by Mr. McDonough to approve the draft minutes of the open meeting held May 8, 2025, as written and to table the draft executive session minutes meeting held May 8, 2025. The Motion was seconded by Mr. Kokoliadis and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis - “Yes”; McDonough - “Yes”; Jenkins – “Yes”; Dicks – “Yes”; Wolfe – “Yes;” Yorkis – “Yes.”
- III. DOL Report of Executive Director and Board Counsel:** Kristin Mitchell introduced the ASC Policy Managers to the Board. She reported to the Board that there were 18 licenses/permits issued since the last meeting. Lynn Read updated on the status of the draft amended regulations.
- IV. License Application Interview**
 - (a) Brian Gurski – Certified General:** Board Member Mr. Dicks advised the applicant and his supervisor why they were before the Board. Mr. Dicks asked what process he follows and explained his concerns. Mr. Gurski and his supervisor answered the Board’s questions. After a brief discussion Mr. Dicks requested 2 more reports from Mr. Gurski for review.
- V. License Application Report:** A MOTION was made by Mr. Dicks to allow applicant to move forward with the process, making note of license disclosure. The Motion was seconded by Mr. McDonough and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis - “Yes”; McDonough - “Yes”; Jenkins – “Yes”; Dicks – “Yes”; Wolfe – “Yes;” Yorkis – “Yes.”

A MOTION was made by Mr. McDonough to ratify the Conditional Licensure Agreement with the updated date of 12 months for the log requirement. The Motion was seconded by Mr. Jenkins and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis - “Yes”; McDonough - “Yes”; Jenkins – “Yes;”

Dicks – “Yes”; Wolfe – “Yes; Yorkis – “Yes.”

<u>Applicant</u>	<u>License Type</u>	<u>Last Action Taken</u>
MF	CR	Approved
KH	TR	CLA Ratified

VI. Education Report: A MOTION was made by Mr. McDonough to ratify reviewers’ decisions for Education applications. The Motion was seconded by Ms. Wolfe and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis - “Yes”; McDonough - “Yes”; Jenkins – “Yes”; Dicks – “Yes”; Wolfe – “Yes; Yorkis – “Yes.”

Provider Name	Course Name	Hours	Type	ResFlag	AQB	Online	Recommendations
OREP Education Network	Basic Market Analysis: The Key to Credible Results	7	CE	E	No	Yes	Staff Approved
Appraisal Institute	2024 15-Hour Equivalent USPAP Course	15	CE	R/NR	Yes	Yes	Staff Approved
Appraisal Institute	Essentials of Effective Communication	3	CE	R	No	No	Board Approved
Appraisal Institute	Residential Upzoning: New Challenges and Opportunities for Residential Appraisers	4	CE	R	No	No	Board Approved
Appraisal Institute	OL Practical Applications in Appraising Green Commercial Properties	15	CE	NR	No	Yes	Staff Approved
Appraisal Institute	Practical Applications in Appraising Green Commercial Properties	15	CE	NR	No	No	Board Approved
MBREA	The Appraiser’s Guide to the New URAR	7	CE	R/NR	Yes	No	Staff Approved
Green Mountain eLearning	Understanding Data Analysis Concepts	5	CE	R/NR/E	No	Yes	Staff Approved
Appraiser eLearning	Advanced Solar Panel Valuation for Appraisers	7	CE	R/NR/E	No	No	Board Approved
Appraiser eLearning	Professionalism, Partnership & Performance: Elevating the Appraisal Experience	3	CE	R/NR/E	No	No	Board Approved
Appraisal Institute	General Appraiser Income Approach/Part 2	27	CE	NR	Yes	Yes	Staff Approved
Appraisal Institute	Using Your HP-12C Financial Calculator	7	CE	R/NR	No	Yes	Staff Approved

Appraisal Institute	General Appraiser Report Writing and Case Studies	32	CE	NR	Yes	No	Staff Approved
Green Mountain eLearning	What you need to know: Interagency Appraisal and Evaluation Guidelines	7	CE	R/NR/E	No	Yes	Staff Approved

VII. Board Discussion and Potential Votes: Nothing to Report

VIII. Matters Not Reasonably Anticipated: Mr. Jenkins advised of an upcoming event on July 10, 2025 for those who want to be an appraiser. Lynn advised that the Board would need to authorize Mr. Jenkins to speak on their behalf. A MOTION was made by Mr. Yorkis to allow Mr. Jenkins to speak on behalf of the Board. The Motion was seconded by Ms. Wolfe and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis - “Yes”; McDonough - “Yes”; Jenkins – “Yes”; Dicks – “Yes”; Wolfe – “Yes; Yorkis – “Yes.”

IX. Executive Session (Closed Session) To discuss individuals’ character, rather than competence (M.G.L. c. 30A, § 21(a)(1)) and/or to comply with the public records law pursuant to G.L. c. 66, § 10 and G.L. c. 4, § 7, ¶ 26(c) to protect highly personal information relating to a named individual (M.G.L. c. 30A, § 21(a)(7): Reserved if needed, not needed.

X. Quasi-Judicial Session CLOSED per M.G.L. c. 30A, § 18(d): Reserved if needed, not needed.

XI. Investigative Conference, Closed Session per M.G.L. c. 112, s. 65C: A MOTION was made at 10:33 a.m. by Mr. McDonough to exit the public meeting and enter Closed Investigative Conference under M.G.L. c. 112, s. 65C. The Motion was seconded by Mr. Jenkins and unanimously adopted by the Board by a roll call vote: Giannelli – “Yes;” Kokoliadis - “Yes”; McDonough - “Yes”; Jenkins – “Yes”; Dicks – “Yes”; Wolfe – “Yes; Yorkis – “Yes.”

The following actions were taken by the Board:

- a. Discussion of the terms of negotiated settlement of complaint(s): None
- b. Discussion of complaints prior to the issuance of an order to show cause:
 - i. 2025-000305-IT-ENF: Invite Before the Board.

XII. Adjourn:

Mr. Yorkis made a MOTION to adjourn the meeting at 11:15 a.m., seconded by Mr. Kokoliadis and unanimously adopted by a roll call vote: Giannelli – “Yes;” Kokoliadis - “Yes”; McDonough - “Yes”; Jenkins – “Yes”; Dicks – “Yes”; Wolfe – “Yes;” Yorkis – “Yes.”

The above Minutes were approved at the Open
Meeting held July 10, 2025

A handwritten signature in black ink that reads "Kristin Mitchell". The signature is written in a cursive style with a horizontal line underneath the name.

Kristin Mitchell, Executive Director
Board of Registration of Real Estate Appraisers

List of Documents Used in Open Meeting:
Agenda for meeting of June 12, 2025
Draft Minutes of May 8, 2025
License applications for examination of Mitchell Fisher