

# January Newsletter



## A message from Hawaii Chapter President, Sidney K. Komatsu, MAI, CCIM



**Aloha & Welcome!** During the early years of Covid, like many of you, I cherished the downtime with my family, the serenity of empty beaches, and the convenience of remote work. However, on a professional level, I began to miss spontaneous downtown encounters, casual lunches, and in-person meetings. Covid helped me realize the importance of connecting in-person.

With that in mind, the Appraisal Institute Hawaii Chapter is blessed with so many remarkable individuals with diverse backgrounds. I encourage each of you - whether a seasoned appraiser, just getting started, or somewhere in between - to join us at our upcoming events so that we may continue to connect, learn, and grow together. As the old African proverb says:

*"If you want to go fast, go at it alone. If you want to go far, do it together."*

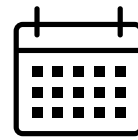
A heartfelt thank you to Ex-Officio Ron Rehkemper, SRA, AI-RRS. Ron's enthusiasm was contagious, and his passion for our organization fostered several exciting new initiatives! We also extend our gratitude to all the Board members and all who contributed to our 2024 Chapter events.

We have an exciting team of Board members ready to serve our Chapter in 2025. Please join us in making it a great year!

Aloha,  
Sid

Sidney K. Komatsu, MAI, CCIM  
Appraisal Institute Hawaii Chapter, 2025 President

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### UPCOMING EVENTS

Please **save the date** for the following Chapter events (additional details and events to be announced later this year):

**01/20 (MLK Day):**  
Makapu'u Hike

**01/22:** Chapter Board Meeting

**03/14:** CE - Peter Christensen with Liability Insurance Administrators. GMM - Lunch speaker: Dr. Eugene Tian, Chief State Economist.

**04/17:** GMM - Speaker: Sue Savio, President of Insurance Associates Inc.

**09/17-18:** 2nd Annual Symposium

**09/19:** 3rd Annual Golf Tournament

# Mahalo from Ex-Officio, Ron G. Rehkemper, SRA, AI-RRS



*Aloha everyone and Happy New Year! Wishing you all the best in 2025! I was honored to be the president of the Hawaii Chapter of the Appraisal Institute this past year. It was a learning experience and a great adventure deep into the world of Real Estate Appraising. I wouldn't have been able to do it without the help and support of my officers, Board members, Executive Director Barbie Rosario, my committee chairs and assistances, along with my family, but most of all I would not have been able to do it without all of the Designated, Associate and Affiliate members, you all make our chapter one of the best in the country.*

*I want to thank my Vice President, Sid Komatsu, Treasurer Celia Pang and the Board of Directors--Lyon Des Pres, Lillian Izumi, Shane Nishimoto, Krista Higashiguchi, and Shelly Tanaka. Committee Chairs--Paul Cool, Len, Shane and Shelly, Sidney Komatsu, Sydney Kimura, Desiree Manuel, Nate Alexander, Celia Pang, Aimee Yamamoto, and Ted Yamamura. It takes a lot of work to keep things moving and organized. Think about joining us on a committee or even part of the board.*

*Some of the goals of the past year were to provide in person education, develop Homegrown Education, collaborate with other industries and groups, and develop local Coffee Talks or informal discussions and include the neighbor islands. We had some well attended social events at the AC Marriott after the classes, we improved and expanded our golf tournament and got more members, associates and affiliates involved in the chapter. We also wanted to collaborate and network with the other Chapters.*

*All in all, I think we covered many of those goals and I could not have done it without my Board, Committee, Brother/Partner Rick's help, support from Nick and Teresa and of course, most of this would not have happened without the help of our Executive Director, Barbie Rosario, much mahalos. I am not going anywhere and will be around to assist in anyway. Let's make this year even better! Mahalo for all your support and I'll see you at the next event!*

A hui hou,  
Ron



## 2025 BOARD OF DIRECTORS

Sidney Komatsu, MAI  
Leshar Chee Stadlbauer, Inc.  
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Celia Pang, SRA  
Hawaii National Bank  
**Vice President**

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**Chapter Director - 2025**

Shane Nishimoto, MAI  
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**Chapter Director - 2027**

Jose Diogo, SRA, AI-RRS  
Diogo Appraisal Services  
**Chapter Director - 2027**



## 2024 SECOND HALF RECAP

### First Annual Appraisal Institute Hawaii Chapter Symposium

Our First Annual Symposium was held on October 16-17 at the AC Marriott in Downtown Honolulu. It was well attended with **Michael "Taco" Tachovsky, PhD** teaching the **Complex Valuation** course. AI National VP-elect **Craig Steinley, MAI, SRA, AI-GRS, AI-RRS** and Region VII Rep **Dale Cooper, MAI, SRA, AI-GRS, AI-RRS** updated us on the Appraisal Institute--Craig vowed to come to our golf tournament next year!

And the **Appraisal Technology** seminar with **John Biordi, MAI, AI-GRS**, **Walt Krzywicki, MAI, AI-GRS** and **Lucas Rotter** were very informative and entertaining with technology for both commercial and residential appraisers. (Certifications should be available now.) After the symposium on Wednesday, we held a **pau hana** gathering right at the AC Marriott.



Chapter Board Members giving our speakers a warm welcome at Tiki's in Waikiki.



Shakas at the symposium!



Dale Cooper & Craig Steinley presenting an update on the Appraisal Institute.



John Biordi, Walt Krzywicki & Lucas Rotter on Appraisal Tech, moderated by Shane Nishimoto.



Pau hana at Yours Truly at the AC Marriott.



Cheers to a successful symposium!



## 2024 SECOND HALF RECAP CONT.



### Second Annual Golf Tournament

On October 18, 2024, the Appraisal Institute Hawaii Chapter and the Hawaii Association of Mortgage Brokers (HAMB) held their second annual golf tournament.

Over 160 golfers took part in the tournament including appraisers, lenders, developers, brokers, attorneys, and other real estate professionals. Proceeds from the tournament will be used to support continuing education classes, bringing in top speakers from the mainland (covering airfare, hotel, and other accommodations), initiatives such as neighbor island coffee talks, general membership meetings, and other social events.

A big mahalo to our Golf Committee Chair, **Len Inokuma, SRA**, and Chapter Executive Director **Barbie Rosario** for their incredible efforts and dedication to making this event a success. We also extend our gratitude to the tournament's Gold Sponsor, **ACM Consultants, Inc.**, beverage sponsor **Kuilei Place**, closest-to-the-pin sponsor **Riggs Distributing**, raffle sponsor **Dowling Corp.**, and bento sponsor **808 Support & Services**. For a full list of sponsors, please see our Chapter website and LinkedIn page.

### Save the Date!

**OUR 3RD ANNUAL GOLF TOURNAMENT WILL BE ON  
SEPTEMBER 19, 2025**

The second annual golf tournament was a success. We had teams from all islands, the mainland and different industries and professions. It was a fun and well attended event and we need to start working on this year!

**Interested in sponsorship opportunities  
for this year?**

Contact Barbie Rosario at  
[appraisalinstitutehawaii@gmail.com](mailto:appraisalinstitutehawaii@gmail.com)



*Celebrating a successful tournament!*



*A perfect day for golf!*



*Good times all around.*



*Sponsor Enpro keeping our golfers well-nourished on the course!*

## 2024 SECOND HALF RECAP CONT.

### General Membership Meeting

On September 10, 2024, we held another **General Membership Meeting** Lunch & Learn at Bank of Hawaii in Downtown Honolulu. Certified cost professional **Joseph Uno** (J. Uno & Associates, Inc.) gave an insightful presentation on the complexities of **construction costs**.



### Coffee Talks

It was a very busy end of the year for the Chapter as we held **Coffee Talks** with **Shane Nishimoto** about his LDAC topic "**Public Trust**" in August at the Aina Haina Library, Maui coffee talks in November at American Savings in Kahului, and **Jose Diogo**'s office on Kauai. We are hoping to get to the Big Island this year.



### AI's Joint Regional Meeting & Chapter Leadership Program

On September 30, 2024, and October 1, 2024, Hawaii Chapter President, Sidney Komatsu, attended the Joint Regional Meeting in Kansas City, Missouri. The meeting covered several key topics, including:

- The National Federal Housing Alliance's (NFHA) fair housing complaints
- The Admissions and Designation Qualifications Committee (ADQC)
- University Relations
- The Appraisal Institute's Insurance Trust Benefits
- Introduction of Mr. John Udelhofen as the new Interim CEO of the Appraisal Institute
- Plans for the Appraisal Institute to launch new micro-websites in 2025 for each Chapter
- Appraisal Institute benefits, such as the Trending Topics Series (free for members on the 1st and 3rd Thursdays of each month), the Face Value podcast, and PAREA (Practical Applications of Real Estate Appraisal)



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## 2024 SECOND HALF RECAP CONT.



### Holiday Party & Installation Banquet

On December 7, 2024, the Hawaii Chapter held its annual holiday party and installation banquet at 3660 on the Rise. It was a lot of fun, with great food, fun games, and a chance to connect with old and new friends. Ron finally got his President's gavel, a momentous occasion as his father received one back in 1987!

Mahalo to the many volunteers who helped make this event a success, including:

- **Shane Nishimoto, MAI** (Emcee)
- **Shelly Tanaka, MAI, AI-GRS** (Installing Officer)
- **Brian Walther, SRA, AI-RRS** (Invocation)
- **Aimee Yamamoto, SRA, AI-RRS** and **Celia Pang, SRA** (Games)

A special mahalo to **Aimee Yamamoto, SRA, AI-RRS**, for generously sponsoring the game prizes and to **Chris Ponsar, MAI, SRA**, for sponsoring drinks!





## 2024 SECOND HALF RECAP FIN.



### Kahauiki Village Toy Drive

One of the last and most rewarding things we did was the toy drive for the Kahauiki Village. We had a ton of donations and a lot of help from **Sid Komatsu's** office-Lesher, Chee Stadlbauer collecting items. **Shelly Tanaka, Lyon Des Pres, Kevin Braden,** and **Ron Rehkemper** spent a morning at Kahauiki Village wrapping many presents a few days before Christmas. These gifts were so generous and appreciated.

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### MEMBER SPOTLIGHT

*Congratulations to our newest  
Designated Member!*



**Curtis Thygerson, MAI**

Timeless Appraisal Partners  
[timelessappraisalpartners.com](http://timelessappraisalpartners.com)

#### Where were you born and raised?

I was born and raised in Apple Valley, Utah. It's a very small town with only 700 people and mostly dirt roads in Southern Utah on the Utah Arizona border

#### How long have you been in the appraisal industry?

I started appraising fairly recently in 2020. I initially got my license in Nevada appraising a variety of urban properties in the Las Vegas metro area along with appraising agricultural lands and specialty properties in rural Nevada.

#### What do you enjoy most about appraising?

I really enjoy complex appraisals that have challenging questions that need to be investigated, I think I've always enjoyed challenging academic problems that require reliance on contacting the right people and asking the right questions and researching data in a deep way. It makes me proud when I look back at a property or problem that puzzles everyone and I have a well supported opinion on it and am able to help clear up confusion and demystify the property.

#### What's a fun fact about yourself and/or what you like to do in your free time!?

I've always liked more adrenaline inducing activities. Back in Utah I did a fair amount of mountain biking on narrow mountain trails, and horse riding, and four wheeling, since coming to Hawaii I've really enjoyed spearfishing, I like the feeling of holding my breath and crawling along the bottom of the ocean floor hiding behind rocks to try and hunt fish, its pretty exhilarating.



Hawaii  
Chapter

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