



COLORADO

Department of
Regulatory Agencies

Division of Real Estate

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BOARD OF REAL ESTATE APPRAISERS MEETING

Meeting Minutes

January 6, 2022

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MINUTES
BOARD OF REAL ESTATE APPRAISERS
January 6, 2022
Colorado Division of Real Estate
Meeting Conducted Via Webinar

A Colorado Board of Real Estate Appraisers public meeting was conducted via Webinar and was held on Thursday, January 6, 2022.

Notice of the meeting was published timely and the meeting was held pursuant to the Colorado Sunshine Laws, Title 24, Article 6, C.R.S., as amended.

ORDER OF BUSINESS BY THE CHAIR:

Call to Order, Roll Call, Determination of a Quorum-

The meeting was called to order at 9:01 a.m. by Chair Patrice Campbell. Director Marcia Waters made a quorum determination.

Board Members in Attendance: Patrice Campbell, Chair; Tony Pistilli, Vice-Chair; Chris Brownlee; Christopher Chippindale; Kristy McFarland; Mickey Sanders and Larry Stark

Also attending via webinar: Marcia Waters, Director; Eric Turner, Deputy Director; Penny Elder, ESP Program Manager; Natalie Lutz, Special Assistant to the Director; Gary Kujawski, Education, Communication & Policy Manager; and Doreen Archuleta, Director's Office. Christian Aggeler was present via webinar from the Office of the Attorney General. The meeting webinar was open to the public.

MINUTES APPROVAL - November 4, 2021

After review, it was moved by Mr. Stark and seconded by Mr. Pistilli to approve the Minutes of the regular Board meeting on November 4, 2021 as written.



BOREA

Minutes_November 4

Motion unanimously carried.

POLICY MATTERS:

Appraiser Professionalism -

Tony Pistilli introduced the topic of appraiser professionalism as an emerging issue and provided follow-up communication to the Board. Colorado may not have more stringent regulations than the federal government. The Board will be further discussing this issue at their next meeting scheduled for March 3, 2022.

COMPLAINT INVESTIGATIONS:

A. Complaint No. 2021-1299 (Robert Walker, Investigator)

Director Marcia Waters presented this complaint matter to the Board.

Complaint No. 2021-1299 - the report alleged violations of: §12-10-613(1)(b) C.R.S.; §12-10-613(1)(g) C.R.S.; Board Rule 12.12; USPAP violations including Recordkeeping; Scope of Work Rule; and Standard Rule 1 and Standard Rule 2.

Mr. Stark moved and Ms. McFarland seconded that the Board finds that reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2021-1299. The Board voted to refer back to Staff for a settlement offer of a Stipulation for Diversion, and successful completion of real estate appraisal education including 7 hours or more in Comparative Analysis and/or Supporting Adjustments.

Motion unanimously carried.

B. Complaint No. 2021-1515 (Robert Walker, Investigator)

Director Marcia Waters presented this matter to the Board.

Complaint No. 2021-1515 - the report alleged violations of: §12-10-613(1)(b) C.R.S.; §12-10-613(1)(g) C.R.S.; Board Rule 12.12; USPAP violations including Ethics Rule; Recordkeeping Rule; Scope of Work Rule; and Standard Rule 1 and Standard Rule 2.

Mr. Stark moved and Ms. McFarland seconded that the Board finds that reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2021-1515. The Board voted to refer back to Staff for a settlement offer of a Final Agency Order, and successful completion of real estate appraisal education including 15 hours National USPAP; a class in Appraising Complex Properties; and the BOREA Workfile Course. In addition, the respondent will be required to submit to work product review of two appraisals within 4 months.

Motion unanimously carried.

C. & D. Complaints No. 2021-1593 and 2021-1936 (Robert Walker, Investigator)

Director Marcia Waters presented these matters to the Board.

Complaints No. 2021-1593 and 2021-1936 - the reports alleged violations of: §12-10-613(1)(b) C.R.S.; §12-10-613(1)(g) C.R.S.; USPAP violations including Recordkeeping Rule; Scope of Work Rule; and Standard Rule 1 and Standard Rule 2.

Mr. Stark moved and Mr. Pistilli seconded that the Board finds that reasonable grounds exist to believe that violations of appraisal law occurred in Complaints No. 2021-1593 and 2021-1936. The Board voted to refer back to Staff for a settlement offer of a Stipulation and Final Agency Order; and successful completion of real estate appraisal education in Appraising for

the VA; BOREA Workfile Course; 30 hours in Residential Sales Comparison and Income Approach; 5 or more hours in Data Verification and 15 hours in USPAP. In addition, the appraiser will be required to submit to supervision of 8 appraisals in 4 months. The respondent's real estate appraiser's license shall be suspended until he completes the Stipulation terms of both coursework and supervision.

Motion unanimously carried.

E. Complaint No. 2021-1885 (James Fuller, Investigator)

Director Marcia Waters presented this matter to the Board.

Complaint No. 2021-1885 - the report alleged violations of: §12-10-613(1)(b) C.R.S.; and Board Rule 13.7.

Mr. Stark moved and Mr. Chippindale seconded that the Board finds that reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2021-1885. The Board voted to refer back to Staff for a settlement offer of a Letter of Concern.

Motion unanimously carried.

ADJOURN:

The regular meeting of the Colorado Board of Real Estate Appraisers adjourned at 10:40 a.m. on January 6, 2022.

Patrice Campbell, Chair

Tony Pistilli - Vice Chair

Chris Brownlee

Christopher Chippindale

Kristy McFarland

Mickey Sanders

Larry Stark

Marcia Waters, Director
Colorado Division of Real Estate