



**COLORADO**

**Department of  
Regulatory Agencies**

Division of Real Estate

1560 Broadway, Suite 925  
Denver, CO 80202-5111

## **MORTGAGE LOAN ORIGINATOR BOARD MINUTES**

**November 15, 2023**

### **MINUTES - INDEX**

	<u>PAGE</u>
<b>ADJOURN</b>	<b>4</b>
<b>LICENSING MATTERS:</b>	
A. Complaint #2023-1533 (ML) - License Application	3
B. Complaint #2023-1534 (KC) - License Application	3
<b>MINUTES APPROVAL</b>	
September 20, 2023	2
<b>POLICY MATTERS:</b>	
A. Delegations of Authority	2
B. Selection of Leadership	3
C. 2024 MLO Calendar	3

**MORTGAGE LOAN ORIGINATOR BOARD  
MEETING  
VIA Webinar  
November 15, 2023  
COLORADO DIVISION OF REAL ESTATE**

A Mortgage Loan Originator Board public meeting was held on November 15, 2023 via webinar. Those Board Members in attendance were Dena Falbo, Chair; Jennifer Meckstroth, Vice-Chair; Cindy Emerine; Aaron Salladay; and Shirley Thielen.

Attending from the Division of Real Estate were Marcia Waters, Director; Eric Turner, Deputy Director; David Donnelly, Education, Communication and Policy Manager; Melissa Phipps, Senior Advisor; Penny Elder, ESP Manager; Sarah Halloran, Program Team Lead; Nicole Tribelhorn, Program Team Lead and Doreen Archuleta, Board Management. Gina Simonson and Anthony Lally are present via webinar from the Attorney General's Office.

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

The meeting was conducted via Webinar. The meeting was called to order by Ms. Falbo, Chairwoman, at 9:03 a.m.

**ORDER OF BUSINESS**

**Approval of Minutes - September 20, 2023**

It was moved by Mr. Salladay and seconded by Ms. Thielen to approve the Minutes of September 20, 2023 as submitted.



MLO Minutes\_Sept  
20, 2023.pdf

**Motion unanimously carried.**

**PUBLIC COMMENT:** None

**POLICY MATTERS:**

**A. MLO Delegations of Authority -**

It was moved by Ms. Falbo and seconded by Ms. Emerine to approve updated Delegations of Authority as presented.



**Motion unanimously carried.**

**B. Selection of Leadership -**

It was moved by Ms. Thielen and seconded by Ms. Emerine to nominate Dena Falbo to remain as Chair of the Board and to nominate Aaron Salladay as Vice Chair of the Board.

**Motion unanimously carried.**

**C. 2024 MLO Meeting Dates -**

January 17, 2024  
March 20, 2024  
May 15, 2024  
July 17, 2024  
September 18, 2024  
November 20, 2024

**Agenda Items for Next Meeting - None**

**LICENSING MATTERS:**

**A. Complaint #2023-1533 (ML) - License Application -**

The Board considered this application for a mortgage loan originator's license together with accompanying documentation and information supplied by the applicant.

The applicant answered affirmative on the application filed August 4, 2023 for the following Regulatory Actions:

HUD Action -Violation of Timely Call Reports and failure to cure for fiscal year 2014.

Oregon Cease and Desist and Civil Penalties, 2006.

It was moved by Ms. Meckstroth and seconded by Mr. Sallady to approve the license application.

**Motion unanimously carried.**

**B. Complaint #2023-1534 (KC) - License Application -**

The Board considered this application for a mortgage loan originator's license together with accompanying documentation and information supplied by the applicant.

On April 30, 2018, the applicant was denied a mortgage loan originator license in the State of Nebraska due to failing to disclose a previous termination of employment.

It was moved by Ms. Falbo and seconded by Ms. Meckstroth to deny the license application based on §12-10-713(1)(v) without an option for the applicant to withdraw the application.

**Motion unanimously carried.**

## **Adjourn**

The MLO Board meeting adjourned at 9:32 a.m. on November 15, 2023.

---

**Dena Falbo, Chair**

---

**Jennifer Meckstroth, Vice-Chair**

---

**Cindy Emerine, Board Member**

---

**Aaron Salladay, Board Member**

---

**Shirley Thielen, Board Member**

---

**Marcia Waters, Director  
Colorado Division of Real Estate**