



COLORADO

Department of
Regulatory Agencies

Division of Real Estate

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BOARD OF REAL ESTATE APPRAISERS MEETING
Meeting Minutes
November 7, 2024

MINUTES - INDEX

	<u>PAGE #</u>
ORDER OF BUSINESS BY THE CHAIR:	
Call to Order, Roll Call, Determine Quorum	2
MINUTES	
July 18, 2024	2
POLICY MATTERS:	
2025 BOREA Meeting Dates	2
CITIZEN PARTICIPATION	3
COMPLAINT MATTERS:	
A. Complaint #2024-1167	3
B. Complaint #2024-1514	3
EXECUTIVE SESSION:	4
ATTORNEY GENERAL MATTERS:	
A. Complaint #2024-430	4
ADJOURN	4

MINUTES
BOARD OF REAL ESTATE APPRAISERS
November 7, 2024
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, November 7, 2024.

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 9:00 a.m. by Daisy Glassburn, Chair. Director Waters made a quorum determination.

Board Members in Attendance: Daisy Glassburn - Chair; Rob Stilo - Vice Chair; Brent Goff; Clint Taylor and Darius Wise.

Also attending via webinar: Marcia Waters, Director; Melissa Phipps, Senior Advisory; David Donnelly, Education, and Communication & Policy Manager. Zach Fitzgerald was present via webinar from the Office of the Attorney General. The meeting webinar was open to the public.

MINUTES APPROVAL - July 18, 2024

After review, it was moved by Mr. Stilo and seconded by Mr. Taylor to approve the Minutes of the regular Board meeting on July 18, 2024 as written.



BOREA Minutes_July
18, 2024.pdf

Motion carried.

POLICY MATTERS:

2025 BOREA Meeting Calendar -

BOREA Meetings
January 2, 2025

March 6, 2025
May 1, 2025
July 10, 2025
September 4, 2025
November 6, 2025

CITIZEN PARTICIPATION:

- Libby Boyd
- Rick Love

COMPLAINT INVESTIGATIONS:

A. Complaint No. 2024-1167 (Robert Walker, Investigator)

Director Marcia Waters presented this matter to the Board.

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 include Scope of Work Rule; Record Keeping Rule; Ethics Rule; Standard Rule 1 and Standard Rule 2.

Mr. Taylor moved and Mr. Wise seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2024-1167. The Board voted to refer back to Staff for a settlement offer to include coursework in 15-hour Residential Report Writing and Case Studies; 7 or more hours in Comparative Analysis and/or Supporting Adjustments; 3 or more hours in Appraising Condo Units; and 4 or more hours in Supervision.

Motion unanimously carried.

NOTE: Mr. Clint Taylor recuses himself from consideration of Complaint B - #2024-1514 and leaves the webinar at 9:23 a.m.

B. Complaint No. 2024-1514 (Robert Walker, Investigator)

Director Marcia Waters presented this matter to the Board.

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 include Scope of Work Rule; Record Keeping Rule; Ethics Rule; Standard Rule 1 and Standard Rule 2.

Mr. Stilo moved and Mr. Goff seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2024-1514. The Board voted to refer back to Staff for a settlement offer for a Stipulation for Diversion to include coursework of 15 hours in Supporting Adjustments and Comparative Analysis; and 7 or more hours in Sales Comparison Approach. In addition, the respondent will be required to successfully complete Work Product Review of a minimum of 3 appraisals within 6 months.

Motion carried.

NOTE: Mr. Clint Taylor returns to the webinar at 9:46 a.m.

EXECUTIVE SESSION:

At 9:46 a.m. it was moved, seconded and approved by more than two-thirds vote by the Board that pursuant to §24-6-402(3)(a)(II), C.R.S., to convene the Colorado Board of Real Estate Appraisers into Executive Session for the purpose of receiving legal advice pursuant to C.R.S. §24-6-402(3)(a)(II) concerning disputes that are the subject of pending or imminent court action and/or for the purpose of receiving legal advice regarding:

- House Bill 24-1004 - Regarding Applicants with a Criminal Conviction - Update
- Complaint #2024-430

Motion unanimously carried.

Executive Session is conducted via Google Hangout Meeting.

Executive Session ends at 10:26 a.m. and the Board returns to the open public meeting on the Zoom format.

ATTORNEY GENERAL MATTERS:

Complaint #2024-430 -

Mr. Stilo moved and Mr. Taylor seconded to refer Complaint #2024-430 back to the Division of Real Estate for further investigation.

Motion unanimously carried.

ADJOURN:

The regular meeting of the Colorado Board of Real Estate Appraisers adjourned at 10:37 a.m. on November 7, 2024.

Daisy Glassburn, Chair

Rob Stilo, Vice Chair

Brent Goff

Clinton Taylor

Darius Wise

Vacancy

Vacancy

Marcia Waters, Director
Colorado Division of Real Estate