



**COLORADO**

Department of  
Regulatory Agencies

Division of Real Estate

1560 Broadway, Suite 925  
Denver, CO 80202-5111

## **BOARD OF REAL ESTATE APPRAISERS MEETING**

### **Meeting Minutes**

**March 6, 2025**

### **MINUTES - INDEX**

	<b><u>PAGE #</u></b>
<b>ORDER OF BUSINESS BY THE CHAIR:</b>	
Call to Order, Roll Call, Determine Quorum	<b>2</b>
<b>MINUTES</b>	
January 2, 2025	<b>2</b>
<b>ATTORNEY GENERAL MATTERS:</b>	
A. Complaint #2024-430	<b>2</b>
<b>POLICY MATTERS:</b>	
Next Agenda Items	<b>3</b>
<b>CITIZEN PARTICIPATION</b>	<b>3</b>
<b>COMPLAINT MATTERS:</b>	
A. Complaint #2024-2201	<b>3</b>
<b>ADJOURN</b>	<b>3</b>

**MINUTES**  
**BOARD OF REAL ESTATE APPRAISERS**  
**March 6, 2025**  
**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 2, 2025.

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 9:04 a.m. by Daisy Glassburn, Chair. Deputy Director Garred Lyle made a quorum determination.

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

Also attending via webinar: Garred Lyle, Deputy Director; Melissa Phipps, Senior Advisor; David Donnelly, Education, and Communication & Policy Manager; and Penny Elder, Expedited Settlement Program Manager. Zach Fitzgerald was present via webinar from the Office of the Attorney General. The meeting webinar was open to the public.

**MINUTES APPROVAL - January 2, 2025**

After review, it was moved by Mr. Goff and seconded by Mr. Stilo to approve the Minutes of the regular Board meeting on January 2, 2025, as written.



BOREA Minutes\_Jan  
2, 2025.pdf

**Motion carried.**

**ATTORNEY GENERAL MATTERS:**

**Complaint #2024-430 -**

Mr. Taylor moved and Ms. Glassburn seconded to postpone discussion regarding Complaint #2024-430. Staff will work to get a special BOREA meeting set up as soon as possible for action on this matter.

**Motion unanimously carried.**

## **POLICY MATTERS:**

### **Next Agenda Topics:**

- Disciplinary Procedures Discussion - Chapter 13.4 - Brent Goff, Board Member
- Fannie Mae Complaint Process - Rob Stilo, Board Member

## **CITIZEN PARTICIPATION:**

- Rick Love - Licensing Questions

## **COMPLAINT INVESTIGATIONS:**

### **A. Complaint No. 2024-2201 (Robert Walker, Investigator)**

Deputy Director Garred Lyle 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.; Scope of Work Rule; Competency Rule; Recordkeeping 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. 2024-2201. The Board voted to refer back to Staff for a settlement offer to include a Stipulation for Diversion and work product review of four appraisals in two months. Additionally, the respondent must successfully complete real estate appraisal education in Residential Sales Comparison and Income Approaches (15 hours); Advanced Residential Applications and Case Studies (15 hours); and in Reliable Recordkeeping.

**Motion unanimously carried.**

## **ADJOURN:**

The regular meeting of the Colorado Board of Real Estate Appraisers adjourned at 9:31 a.m. on March 6, 2025.

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Daisy Glassburn, Chair

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Rob Stilo, Vice Chair

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Brent Goff

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Clinton Taylor

ABSENT

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Darius Wise

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Vacancy

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Vacancy

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Marcia Waters, Director  
Colorado Division of Real Estate