



COLORADO

Department of
Regulatory Agencies

Division of Real Estate

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

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MINUTES
BOARD OF REAL ESTATE APPRAISERS
March 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, March 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 9:01 a.m. by Chris Chippindale, Acting Chair. Melissa Phipps, Senior Advisor made a quorum determination.

Board Members in Attendance: Christopher Chippindale, Acting-Chair; Daisy Glassburn; Brent Goff; Rob Stilo; and Clint Taylor. Mickey Sanders and Patrice Campbell are excused.

Also attending via webinar: Eric Turner, Deputy Director; Melissa Phipps, Senior Advisor; Penny Elder, ESP Manager; David Donnelly, Education, Communication & Policy Manager; and Doreen Archuleta, Board 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 4, 2024

After review, it was moved by Mr. Goff and seconded by Ms. Glassburn to approve the Minutes of the regular Board meeting on January 4, 2024 as written.



BOREA Minutes_Jan
4, 2024.pdf

Motion unanimously carried.

POLICY MATTERS:

Appraiser Accountability through Engagement Letter Terms & Conditions -

The issue of appraiser accountability through engagement letter terms and conditions was introduced by Mr. Taylor for Board discussion. Following discussion in Executive Session, it was determined by the Board that this is a legal issue that BOREA is unable to address.

EXECUTIVE SESSION:

At 9:13 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 Policy Matter A - Appraiser Accountability through Engagement Letter Terms & Conditions.

Motion unanimously carried.

Executive Session is conducted via Google Hangout Meeting.

Executive Session ends at 9:25 a.m. and the Board returns to the open public meeting on the Zoom format.

PUBLIC COMMENT:

- Matthew Davis

COMPLAINT INVESTIGATIONS:

NOTE: Mr. Taylor recuses himself from consideration of Complaint #2023-1882 and leaves the webinar.

A. Complaint No. 2023-2139 (Robert Walker, Investigator)

Melissa Phipps, Senior Advisor, presented this matter to the Board.

The report alleged violations of: §12-10-613(1)(g) C.R.S.; §12-10-710(1)(h) C.R.S.; §12-10-614(1)(g) C.R.S.; USPAP violations include Scope of Work Rule; Record Keeping Rule; Ethics Rule; Standard Rule 1 and Standard Rule 2.

Mr. Goff moved and Ms. Glassburn seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2023-2139. The Board voted to refer back to Staff for a settlement offer for a Stipulation and Final Agency Order to include coursework of 6 or more hours in Site Valuation; 7 or more hours in Residential Income Approach; and a 15-hour National USPAP course. In addition, the respondent will be required to be supervised for a period of a minimum of four months and complete 12 appraisals.

Motion carried.

NOTE: Mr. Taylor returns to the webinar at 10:03 a.m.

B. Complaint No. 2023-2392 (Robert Walker, Investigator)

Melissa Phipps, Senior Advisor, presented this matter to the Board.

The report alleged violations of: §12-10-613(1)(g) C.R.S.; §12-10-613(1)(j) 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.

Ms. Glassburn moved and Mr. Goff seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2023-2392. The Board voted to refer back to Staff for a settlement offer for a Stipulation for Diversion to include coursework of 7 or more hours in Comparative Analysis and/or Supporting Adjustments; 15 hours in Residential Report Writing and Case Studies; 5 or more hours in Data Verification; and 7 hours in Back to Basics - Fixing Dangerous Habits. In addition, the respondent will be required to submit to Work Product Review of 5 appraisals in two months.

Motion unanimously carried.

ADJOURN:

The regular meeting of the Colorado Board of Real Estate Appraisers adjourned at 10:08 a.m. on March 7, 2024.

Absent
Mickey Sanders, Chair

Christopher Chippindale - Vice-Chair

Absent
Patrice Campbell

Daisy Glassburn

Brent Goff

Rob Stilo

Clinton Taylor

Marcia Waters, Director
Colorado Division of Real Estate