



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

May 1, 2025

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MINUTES
BOARD OF REAL ESTATE APPRAISERS
May 1, 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, May 1, 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 9:01 a.m. by Daisy Glassburn, Chair. Director Waters made a quorum determination.

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

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

MINUTES APPROVAL - March 6, 2025

After review, it was moved by Mr. Wise and seconded by Mr. Goff to approve the Minutes of the regular Board meeting on March 6, 2025, as written.



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Motion unanimously carried.

MINUTES APPROVAL - April 3, 2025

After review, it was moved by Mr. Taylor and seconded by Mr. Wise to approve the Minutes of the special Board meeting on April 3, 2025, as written.



Motion unanimously carried.

POLICY MATTERS:

Roles and Responsibilities for the Board, Division, and the Attorney General -

Director Waters provided an overview for the Board outlining the roles and responsibilities of the Board, the Division and the Attorney General.

Next Agenda -

- Board Rule 11.3 (Glassburn)
- Board Rule 13.4 (Goff)

COMPLAINT INVESTIGATIONS:

A. Complaint No. 2025-110 (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.; Ethics Rule; Scope of Work 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. 2025-110. The Board voted to refer back to Staff for a settlement offer to include a Stipulation for Diversion and work product review of six appraisals in three months. The respondent will be required to pay a fine to the Board in the amount of \$1,000 (to include a 15% surcharge). Additionally, the respondent must successfully complete real estate appraisal education in Residential Sales Comparison and Income Approaches (15 hours); Residential Appraiser Site Valuation and Cost Approach (15 hours); Residential Report Writing and Case Studies (15 hours); and Reliable Record Keeping.

Motion unanimously carried.

B. Complaint No. 2024-2026 (Scott Wentz, Investigator)

Deputy Director Garred Lyle presented this matter to the Board.

The report alleged violations of: §12-10-613(1)(g) C.R.S.; Scope of Work Rule; Recordkeeping Rule; Standard Rule 1 and Standard Rule 2.

Mr. Wise moved and Mr. Taylor seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2024-2026. The Board voted for direct referral to the Attorney General's Office.

Motion unanimously carried.

ADJOURN:

The regular meeting of the Colorado Board of Real Estate Appraisers adjourned at 9:39 a.m. on May 1, 2025.

Daisy Glassburn, Chair

EXCUSED

Rob Stilo, Vice Chair

Brent Goff

Clinton Taylor

Darius Wise

Vacancy

Vacancy

Marcia Waters, Director
Colorado Division of Real Estate