



COLORADO

**Department of
Regulatory Agencies**

Division of Real Estate

1560 Broadway, Suite 925
Denver, CO 80202-5111

**MORTGAGE LOAN ORIGINATOR BOARD
MINUTES
May 15, 2024**

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**MORTGAGE LOAN ORIGINATOR BOARD
MEETING
VIA Webinar
May 15, 2024
COLORADO DIVISION OF REAL ESTATE**

A Mortgage Loan Originator Board public meeting was held on May 15, 2024 via webinar. Those Board Members in attendance were Dena Falbo, Chair; Aaron Salladay, Vice-Chair; Cindy Emerine; Jennifer Meckstroth; 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, Expedited Settlement Program Manager; Sarah Halloran, Program Team Lead; and Nicole Tribelhorn, Program Team Lead. Gina Simonson; Irina Grohne 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 9:00 a.m.

ORDER OF BUSINESS

Approval of Minutes - March 20, 2024

It was moved by Ms. Meckstroth and seconded by Mr. Salladay to approve the Minutes of March 20, 2024 as submitted.



MLO Minutes_March
20, 2024.pdf

Motion unanimously carried.

PUBLIC COMMENT: None

POLICY MATTERS:

Employing Real Estate Brokers as Marketing Agents and Paying Referral Fees -

Following introduction by Mr. Salladay, the Board discussed employing real estate brokers as marketing agents and the payment of referral fees. Director Waters will each out to CFPB for clarification.

Agenda Items for Next Meeting - Review of the Division's MLO license application to align with NMLS license application.

LICENSING MATTERS:

A. Complaint #2024-433 (VN) - License Application -

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

In January of 2012, the applicant's employment with their employer was terminated due to misconduct for accessing and performing maintenance on her own account and accounts that belonged to her family members. The termination did not include any fines or restitution.

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

Motion unanimously carried.

Adjourn

The MLO Board meeting adjourned at 9:21 a.m. on May 15, 2024.

Dena Falbo, Chair

Aaron Salladay, Vice-Chair

Cindy Emerine, Board Member

Jennifer Meckstroth, Board Member

Shirley Thielen, Board Member

Marcia Waters, Director
Colorado Division of Real Estate