



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 2, 2024

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MINUTES
BOARD OF REAL ESTATE APPRAISERS
May 2, 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, May 2, 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 Mickey Sanders, Chair. Marcia Waters, Senior Advisor made a quorum determination.

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

Also attending via webinar: Marcia Waters, Director; Eric Turner, Deputy Director; Melissa Phipps, Senior Advisor; Penny Elder, ESP Manager; 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 - March 7, 2024

After review, it was moved by Mr. Chippindale and seconded by Mr. Goff to approve the Minutes of the regular Board meeting on March 7, 2024 as written.



BOREA

Minutes_March 7, 202

Motion unanimously carried.

Director Marcia Waters thanks BOREA Board Members Patrice Campbell, Chris Chippindale and Mickey Sanders for their professional and dedicated service on the Board. The terms of these Board members expire July 1, 2024.

COMPLAINT INVESTIGATIONS:

A. Complaint No. 2023-2544 (Robert Walker, Investigator)

Director Marcia Waters 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; Competency Rule; Standard Rule 1 and Standard Rule 2.

Ms. Campbell moved and Mr. Stilo seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2023-2544. The Board voted to refer back to Staff for a settlement offer for a Stipulation for Diversion to include coursework in TAF - Scope of Work: Appraisals and Inspections; 7 or more hours in Income Approach and 15-hour National USPAP Course. In addition, the respondent will be required to be supervised for 4 appraisals in two months.

Motion unanimously carried.

NOTE: Complaint B - No. 2024-393 was removed from the Board's Agenda.

C. Complaint No. 2023-2467 (Scott Wentz, Investigator)

Director Marcia Waters presented this matter to the Board.

The report alleged violations of: §12-10-613(1)(k) C.R.S.; and Board Rule 13.7.

Ms. Glassburn moved and Mr. Chippindale seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2023-2467. The Board voted to refer back to Staff for a settlement offer for a Stipulation for Diversion to include a \$500 fine (plus 15% mandatory surcharge).

Motion unanimously carried.

EXECUTIVE SESSION:

At 9:22 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 Attorney General Matter A - Complaint #2023-1129 - Counteroffer.

Motion unanimously carried.

NOTE: Ms. Glassburn recuses herself from consideration of Complaint #2023-1129 and leaves the webinar. Ms. Glassburn does not participate in Executive Session.

Executive Session is conducted via Google Hangout Meeting.

Executive Session ends at 9:44 a.m. and the Board returns to the open public meeting on the Zoom format.

Attorney General Complaint A - #2023-1129 - Counteroffer -

Following discussion with counsel Zach Fitzgerald in Executive Session, it was moved by Commissioner Stilo and seconded by Commissioner Taylor to accept the Counteroffer from the Respondent in Complaint #2023-1129 to include a non-public Stipulation for Diversion with no admissions and payment of a fine in the amount of \$2,500 (plus 15% mandatory surcharge).

Motion carried.

ADJOURN:

The regular meeting of the Colorado Board of Real Estate Appraisers adjourned at 9:48 a.m. on May 2, 2024.

Mickey Sanders, Chair

Christopher Chippindale - Vice-Chair

Patrice Campbell

Daisy Glassburn

Brent Goff

Rob Stilo

Clinton Taylor

Marcia Waters, Director
Colorado Division of Real Estate