



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 5, 2022

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MINUTES
BOARD OF REAL ESTATE APPRAISERS
May 5, 2022
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 5, 2022.

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 Chair Patrice Campbell. Director Marcia Waters made a quorum determination.

Board Members in Attendance: Patrice Campbell, Chair; Tony Pistilli, Vice-Chair; Chris Brownlee; Christopher Chippindale; Mickey Sanders and Larry Stark

Also attending via webinar: Marcia Waters, Director; Eric Turner, Deputy Director; Natalie Lutz, Senior Advisor; and Gary Kujawski, Education, Communication & Policy Manager. Christian Aggeler was present via webinar from the Office of the Attorney General. The meeting webinar was open to the public.

MINUTES APPROVAL - March 3, 2022

After review, it was moved by Mr. Chippindale and seconded by Mr. Brownlee to approve the Minutes of the regular Board meeting on March 3, 2022 as written.



BOREA

Minutes_March 3, 202

Motion unanimously carried.

POLICY MATTERS:

Legislative Update -

Director Marcia Waters advised the Board that the Sunset Review was passed and is awaiting the Governor's signature.

Agenda Items for Next BOREA Meeting -

None

PUBLIC COMMENT:

None

EXECUTIVE SESSION:

At 9:10 a.m., it was moved by Mr. Stark, seconded by Chair Campbell, and approved by more than two-thirds vote of the Board that pursuant to §24-6-402(3)(a)(II), C.R.S. the Board would enter executive session concerning disputes that are the subject of pending or imminent court action and/or for the purpose of receiving legal advice on specific legal questions regarding:

- Legal advice on C.R.S. § 24-6-402; C.R.S. § 12-10-604; C.R.S. § 12-10-613; and handling potential conflicts.

Motion unanimously carried.

Executive Session is conducted via Google Meet and begins at 9:10 a.m.

The Board adjourned out of Executive Session at 9:49 a.m. and resumed meeting via webinar that is open to the public.

COMPLAINT INVESTIGATIONS:

A. Complaint No. 2022-66 (Robert Walker, Investigator)

Director Marcia Waters 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.; §12-10-613(1)(h) C.R.S.; §12-10-613(1)(j) C.R.S.; Board Rule 12.12; USPAP violations including the Recordkeeping Rule; the Competency Rule; the Scope of Work Rule; and Standard Rules 1 and 2.

Ms. Sanders moved and Mr. Stark seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2022-66. The Board voted to refer back to Staff for a settlement offer for a Stipulation for Diversion to include: 15 hours or more in Residential Market Analysis and Highest and Best Use; 7 hours or more in Comparative Analysis and/or Support Adjustments; Appraising Complex Properties; and work product review of four (4) appraisals within two (2) months.

Motion unanimously carried.

B. Complaint No. 2022-231 (Robert Walker, Investigator)

Director Marcia Waters 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.; Board Rule 12.12; USPAP violations including Recordkeeping Rule and Scope of Work Rule; and Standard Rule 1 and Standard Rule 2.

Ms. Sanders moved and Mr. Chippindale seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2022-231. The Board voted

to refer back to Staff for a settlement offer for a Stipulation for Diversion include: 7 hours or more in Comparative Analysis and/or Support Adjustments; 7 hours or more in Residential Report Writing; and the 15-hour National USPAP Course.

Motion unanimously carried.

C. Complaint No. 2022-194 (Scott Wentz, Investigator) and **D. Complaint No. 2022-303** (Robert Walker, Investigator)

Director Marcia Waters presented these matters to the Board.

Complaint No. 2022-194 - the report alleged violations of: §12-10-613(1)(b) C.R.S.; §12-10-613(1)(g) C.R.S.; Board Rule 12.8; USPAP violations including the Recordkeeping Rule and the Ethics Rule; and Standard Rule 1 and Standard Rule 2.

Complaint No. 2022-303 - the report alleged violations of: §12-10-613(1)(b) C.R.S.; §12-10-613(1)(g) C.R.S.; Board Rule 12.12; USPAP violations including the Recordkeeping Rule; the Competency Rule; the Scope of Work Rule; the Ethics Rule; and Standard Rule 1 and Standard Rule 2.

Ms. Sanders moved and Ms. Campbell seconded that the Board finds that reasonable grounds exist to believe that violations of appraisal law occurred in Complaint Nos. 2022-194 and 2022-303. The Board voted to refer back to Staff for a settlement offer of a Stipulation for Diversion; and successful completion of real estate appraisal education to include: 15-hour National USPAP Course; 15 hours or more of Residential Market Analysis and Highest and Best Use; 5 or more hours in Data Verification; 7 or more hours in Comparative Analysis and/or Support Adjustments; and the BOREA Workfile Course. The respondent is required to be supervised for twelve (12) appraisals within six (6) months and the Board voted to place a restriction on who could provide the supervision.

Motion unanimously carried.

E. Complaint No. 2021-1868 (Scott Wentz, Investigator)

Director Marcia Waters presented this matter to the Board.

Complaint No. 2021-1868 - the report alleged violations of: §12-10-613(1)(b) C.R.S.; §12-10-613(1)(g) C.R.S.; Board Rule 12.8; USPAP violations including the Recordkeeping Rule; Standard Rule 1 and Standard Rule 2.

Mr. Stark moved and Ms. Sanders seconded that the Board finds that reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2021-1868. The Board voted to refer back to Staff for a settlement offer of a Stipulation and Final Agency Order with Public Censure; license suspension for six (6) months; supervision of a minimum of eight (8) appraisals within six (6) months; and successful completion of real estate appraisal education to include: 5 or more hours in Data Verification; 7 or more hours in Comparative Analysis and/or Support Adjustments; 7 or more hours in Residential Report Writing and the BOREA Workfile Course.

Motion unanimously carried.

ADJOURN:

The regular meeting of the Colorado Board of Real Estate Appraisers adjourned at 10:48 a.m. on May 5, 2022.

Patrice Campbell, Chair

Tony Pistilli - Vice Chair

Chris Brownlee

Christopher Chippindale

Absent
Kristy McFarland

Mickey Sanders

Larry Stark

Marcia Waters, Director
Colorado Division of Real Estate