



COLORADO

**Department of
Regulatory Agencies**

Division of Real Estate

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MINUTES

COLORADO REAL ESTATE COMMISSION MEETING June 25, 2024

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MINUTES
COLORADO REAL ESTATE COMMISSION MEETING
June 25, 2024
Colorado Division of Real Estate
Meeting Conducted Via Webinar

A Colorado Real Estate Commission Non-Rulemaking Hearing public meeting was conducted via Webinar and was held on June 25, 2024. Those Commissioners in attendance were Michelle Espinoza - Chair; Erika Doyle; Renee Lynde and Autymn Rubal. Also attending were Marcia Waters, Director; Eric Turner, Deputy Director; Melissa Phipps, Senior Advisor; Penny Elder, ESP Manager; Doreen Archuleta, Board Management; and other members of the Commission's Staff. Gina Simonson attended from the Office of the Attorney General.

Notice of the Non-Rulemaking Hearing 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 Commissioner Espinoza - Chair, at 9:33 a.m.

NON-RULEMAKING HEARING - Commission Approved Forms:

EXECUTIVE SESSION:

At 9:34 a.m. it was moved, seconded and approved by more than two-thirds vote by the Commission that pursuant to §24-6-402(3)(a)(II), C.R.S., to convene the Colorado Real Estate Commission into Executive Session for the purpose of receiving legal advice pursuant to C.R.S. §24-6-402(3)(a)(II) for the purpose of receiving legal advice regarding Commission Approved Forms.

Motion unanimously carried.

Executive Session is conducted via Google Hangout Meeting.

The Commission adjourned out of Executive Session at 9:59 a.m. and resumes meeting via webinar that is open to the public.

Exclusive Right to Buy Listing Contract -

It was moved by Commissioner Lynde and seconded by Commissioner Doyle to accept the changes as recommended by the Attorney General's Office to the Exclusive Right to Buy Listing Contract.

Motion unanimously carried.

Exclusive Right to Buy Listing Contract -

It was moved by Commissioner Lynde and seconded by Commissioner Doyle to adopt the Exclusive Right to Buy Listing Contract as amended.

Motion unanimously carried.

Exclusive Right to Sell Listing Contract -

It was moved by Commissioner Lynde and seconded by Commissioner Doyle to adopt the Exclusive Right to Sell Listing Contract as amended.

Motion unanimously carried.

Buyer Broker's Compensation Agreement -

It was moved by Commissioner Doyle and seconded by Commissioner Lynde to adopt the Buyer Broker's Compensation Agreement as amended.

Commissioner Lynde is opposed. **Motion carried.**

Contract to Buy and Sell Real Estate -

NOTE: Commissioner Rubal leaves the webinar at 11:00 a.m. after discussion about the Contract to Buy and Sell Real Estate begins, but before voting takes place.

It was moved by Commissioner Lynde and seconded by Commissioner Doyle to adopt the Contract to Buy and Sell Real Estate as amended.

Motion carried.

Delegation of Authority -

It was moved by Commissioner Lynde and seconded by Commissioner Doyle to delegate authority to Director Marcia Waters to make non-substantive, clerical changes as well as nonconforming changes to other forms and contracts as necessary.

Motion unanimously carried.

ADJOURN:

The Real Estate Commission adjourned out of the Non-Rulemaking Hearing meeting at 11:07 a.m. on June 25, 2024.

Michelle Espinoza, Chair

Erika Doyle, Commissioner

Renee Lynde, Commissioner

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Autymn Rubal, Commissioner

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Vacancy

Marcia Waters, Director
Colorado Division of Real Estate