



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
July 10, 2025

MINUTES - INDEX

	<u>PAGE #</u>
ORDER OF BUSINESS BY THE CHAIR:	
Call to Order, Roll Call, Determine Quorum	2
WELCOME - VALERIE BARTELL	2
CE POLL	2
MINUTES APPROVAL	
May 1, 2025	2
EXECUTIVE SESSION:	3
AG MATTERS	3
POLICY MATTERS	
Selection of Leadership	3
COMPLAINT MATTERS:	
A. Complaint #2025-102	4
B. Complaint #2025-382	4
C. Complaint #2025-605	5
D. Complaint #2025-201	5
E. Complaint #2024-2027	5
ADJOURN	6

MINUTES
BOARD OF REAL ESTATE APPRAISERS
July 10, 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, July 10, 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 9:04 a.m. by Daisy Glassburn, Chair. Director Waters made a quorum determination.

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

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

Welcome Ms. Bartell -

Director Marcia Waters introduced Ms. Valerie Bartell, who was appointed to the Board by the Governor as the Eminent Domain specialist. The Division and the Board welcome Ms. Bartell to BOREA.

CE Credit for Attending -

David Donnelly, Education, Communication and Policy Manager, conducted a poll so that those attendees wishing to receive CE credit for attending the meeting could submit their request. Per Board Rule 7.7, CE credit will be granted for qualifying attendance at a Real Estate Appraiser Board meetings that last a minimum of two (2) hours.

MINUTES APPROVAL - May 1, 2025

After review, it was moved by Mr. Goff and seconded by Mr. Wise to approve the Minutes of the regular Board meeting on May 1, 2025, as written.



BOREA Minutes_May
1, 2025.pdf

Ms. Bartell abstains from voting. Motion carried.

EXECUTIVE SESSION:

At 9:07 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:

- Board Rule 11.3
- Board Rule 13.4

Motion unanimously carried.

Executive Session is conducted via Google Hangout Meeting.

Executive Session ends at 9:48 a.m. and the Board returns to the open public meeting on the Zoom format.

ATTORNEY GENERAL MATTERS:

Board Rule 11.3 -

It was moved by Ms. Glassburn and seconded by Mr. Wise to request that the Division review and revise Board Rule 11.3 for clarification.

Motion unanimously carried.

Board Rule 13.4 -

It was moved by Mr. Goff and seconded by Mr. Stilo to request that the Division publish an educational article regarding the complaint and interview process for the public's information.

Motion unanimously carried.

POLICY MATTERS:

Selection of Leadership -

It was moved by Mr. Goff and seconded by Mr. Stilo to nominate Daisy Glassburn to continue as Chair of the Board of Real Estate Appraisers.

Motion unanimously carried.

It was moved by Mr. Wise and seconded by Ms. Glassburn to nominate Rob Stilo to continue as Vice-Chair of the Board of Real Estate Appraisers.

Motion unanimously carried.

COMPLAINT INVESTIGATIONS:

A. Complaint No. 2025-102 (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; Competency Rule; Scope of Work Rule; Record Keeping Rule; Standard Rule 1 and Standard Rule 2.

Ms. Glassburn moved and Ms. Bartell seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2025-102. The Board voted to refer back to Staff for a settlement offer to include a Stipulation for Diversion and work product review of four appraisals in two 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 Report Writing and Case Studies (15 hours); Comparative Analysis and/or Supporting Adjustments (7 hours); National USPAP Update Course (7 hours); and Reliable Record Keeping.

Motion unanimously carried.

B. Complaint No. 2025-382 (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; Competency Rule; Scope of Work Rule; Record Keeping Rule; Standard Rule 1 and Standard Rule 2.

Mr. Goff moved and Mr. Wise seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2025-382. The Board voted to refer back to Staff for a settlement offer to include a Stipulation for Diversion and work product review of four appraisals in two 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); Comparative Analysis and/or Supporting Adjustments (7 hours); National USPAP Update Course (7 hours); Complex Properties: The Odd Side of Appraisal (7 hours); The Cost Approach (7 hours); and Reliable Record Keeping.

Motion unanimously carried.

NOTE: Ms. Bartell recuses herself from consideration of Complaint C - #2025-615 and leaves the webinar at 10:10 a.m.

C. Complaint No. 2025-605 (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)(k) C.R.S.; and Board Rule 13.7.

Mr. Stilo moved and Mr. Wise seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2025-605. The Board voted to refer back to Staff for a settlement offer to include a Stipulation for Diversion and payment of a fine to the Board in the amount of \$250 (to include a 15% surcharge).

Motion carried.

NOTE: Ms. Bartell returns to the webinar at 10:28 a.m.

D. Complaint No. 2025-201 (Scott Wentz, 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)(i) C.R.S.; and Board Rule 13.7.

Ms. Bartell moved and Mr. Goff seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2025-201. The Board voted to refer back to Staff for a settlement offer to include a Letter of Concern.

Motion unanimously carried.

E. Complaint No. 2024-2027 (Scott Wentz, 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.; Scope of Work Rule; Record Keeping Rule; Standard Rule 1 and Standard Rule 2; and Board Rule 11.2.

Mr. Goff moved and Mr. Wise seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2024-2027. The Board voted to refer back to Staff for a settlement offer to include a Stipulation for Diversion and work product review of four appraisals in two 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 (30 hours); Comparative Analysis and/or Supporting Adjustments (7 hours); and Reliable Record Keeping.

Motion unanimously carried.

ADJOURN:

The regular meeting of the Colorado Board of Real Estate Appraisers adjourned at 10:43 a.m. on July 10, 2025.

Daisy Glassburn, Chair

Rob Stilo, Vice Chair

Valerie Bartell

Brent Goff

EXCUSED

Clinton Taylor

Darius Wise

Vacancy

Marcia Waters, Director
Colorado Division of Real Estate