



COLORADO

Department of
Regulatory Agencies

Division of Real Estate

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BOARD OF REAL ESTATE APPRAISERS MEETING
Meeting Minutes
July 18, 2024

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MINUTES
BOARD OF REAL ESTATE APPRAISERS
July 18, 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, July 18, 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 9:05 a.m. by Director Marcia Waters. Director Waters made a quorum determination.

Board Members in Attendance: Daisy Glassburn; Brent Goff; Rob Stilo; Clint Taylor and Darius Wise.

NOTE: Darius Wise was excused from the meeting beginning at 9:00 a.m.

Also attending via webinar: Marcia Waters, Director;; 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 - May 2, 2024

After review, it was moved by Mr. Goff and seconded by Mr. Taylor to approve the Minutes of the regular Board meeting on May 2, 2024 as written.



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2, 2024.pdf

Motion carried.

POLICY MATTERS:

Selection of Leadership -

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

Motion carried.

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

Motion carried.

COMPLAINT INVESTIGATIONS:

A. Complaint No. 2024-430 (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.; USPAP violations include Scope of Work Rule; Record Keeping Rule; Ethics Rule; Competency Rule; Standard Rule 1 and Standard Rule 2.

Mr. Stilo moved and Mr. Goff seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2024-430. The Board voted to refer back to Staff for a settlement offer for a Stipulation for Diversion to include a \$500 fine (+15 % mandatory surcharge); and coursework in 15-hour National USPAP Course; 7 or more hours in Comparative Analysis and/or Supporting Adjustments; and a 4 hour course in That's a Violation.

Motion carried.

B. Complaint No. 2024-702 (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.; USPAP violations include Ethics Rule; Scope of Work Rule; Record Keeping Rule; Standard Rule 1 and Standard Rule 2.

It was moved by Mr. Taylor and seconded by Mr. Goff to offer a settlement to include Dismissal with Subsequent Education.

In an amended motion, Mr. Taylor moved and Mr. Goff seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2024-702. The Board voted to refer back to Staff for a settlement offer for a Stipulation for Diversion to include coursework in 15-hour National USPAP; 7 or more hours in Comparative Analysis and/or Supporting Adjustments; Reliable Recordkeeping; and 4 hours in That's a Violation. In addition, the respondent will be required to complete 4 Work Product Reviews in 2 months, and the respondent's Work Product Review may not be reviewed by the his associate.

Motion carried.

C. Complaint No. 2024-393 (Scott Wentz, Investigator)

Director Marcia Waters presented this matter to the Board.

The report alleged violations of: §12-10-613(1)(b) C.R.S.; Board Rule 13.5 and Board Rule 13.4.

NOTE: Darius Wise rejoins the Board at 9:42 a.m.

Ms. Glassburn moved and Mr. Taylor seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2024-393. The Board voted to refer back to Staff for a settlement offer for a Letter of Admonition.

Motion unanimously carried.

D. Complaint No. 2024-191 (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.; §12-10-613(1)(b) C.R.S.; and Board Rule 13.7.

Mr. Goff moved and Ms. Glassburn seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2024-191. The Board voted to refer back to Staff for a settlement offer for a Final Agency Order to include public censure; revocation of the appraiser's license; and maximum fines in the amount of \$3,000 fine (+15 % mandatory surcharge).

Motion unanimously carried.

E. Complaint No. 2024-660 (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.; Board Rule 12.12; USPAP violations include Ethics Rule; Scope of Work Rule; Record Keeping Rule; Standard Rule 1 and Standard Rule 2.

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. 2024-660. The Board voted to refer back to Staff for a settlement offer for a Stipulation for Diversion for coursework in 15-hour National USPAP; 7 or more hours in Comparative Analysis and/or Supporting Adjustments; 7 or more hours in Sales Comparison and 15 hours in Residential Report Writing and Case Studies.

Motion unanimously carried.

F. Complaint No. 2024-717 (Robert Walker, Investigator)

Director Marcia Waters presented this matter to the Board.

The report alleged violations of: §12-10-613(1)(e) C.R.S.

Mr. Goff moved and Ms. Glassburn seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2024-717. The Board voted to refer back to Staff for a settlement offer for a Stipulation and Final Agency Order to include revocation of the appraiser's license; public censure; and a fine in the amount of \$1,000 (+15% mandatory surcharge).

Motion unanimously carried.

ESP MATTERS:

Complaint #2016-1868 -

The Board was presented with a stipulation violation report by Penny Elder regarding ESP Matter A, Complaint #2016-1868. Following discussion, it was moved by Mr. Goff and seconded by Mr. Wise to proceed with a violation of § 12-10-613(1)(b), C.R.S. and to seek a Final Agency Order; public censure; revocation of the appraiser's license; and a fine in the amount of \$1,000 (plus mandatory 15% surcharge).

Motion unanimously carried.

ADJOURN:

The regular meeting of the Colorado Board of Real Estate Appraisers adjourned at 10:08 a.m. on July 18, 2024.

Daisy Glassburn

Brent Goff

Rob Stilo

Clinton Taylor

Darius Wise

Vacancy

Vacancy

Marcia Waters, Director
Colorado Division of Real Estate