



COLORADO

Department of
Regulatory Agencies

Division of Real Estate

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BOARD OF REAL ESTATE APPRAISERS MEETING Meeting Minutes

July 6, 2023

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MINUTES
BOARD OF REAL ESTATE APPRAISERS
July 6, 2023
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 6, 2023.

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 Acting-Chair Mickey Sanders. Director Marcia Waters made a quorum determination.

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

Also attending via webinar: Marcia Waters, Director; Eric Turner, Deputy Director; Melissa Phipps, Senior Advisor; Penny Elder, ESP Manager; David Donnelly, Education, Communication & Policy Manager; and Doreen Archuleta, Board Manager. Gina Simonson and Zach Fitzgerald were present via webinar from the Office of the Attorney General. The meeting webinar was open to the public.

MINUTES APPROVAL - May 4, 2023

After review, it was moved by Mr. Chippindale and seconded by Ms. Campbell to approve the Minutes of the regular Board meeting on May 4, 2023 as written.



BOREA Minutes_May
4, 2023.pdf

Motion unanimously carried.

INTRODUCTION:

The Division of Real Estate welcomes Brent Goff (County Assessor); Daisy Glassburn (Licensed Appraiser); and Rob Stilo (Licensed Appraiser) to the Board of Real Estate Appraisers.

POLICY MATTERS:

Selection of Leadership -

It was moved by Ms. Campbell and seconded by Mr. Chippindale to nominate Mickey Sanders as Chair of the Board of Real Estate Appraisers.

Ms. Sanders abstains. **Motion carried.**

It was moved by Ms. Sanders and seconded by Ms. Campbell to nominate Chris Chippindale as Vice Chair of the Board of Real Estate Appraisers.

Motion unanimously carried.

Agenda Items for Next BOREA Meeting - None

PUBLIC COMMENT: None

COMPLAINT INVESTIGATIONS:

A. Complaint No. 2023-737 (Robert Walker, Investigator)

Director Marcia Waters presented this matter to the Board.

The report alleged violations of: §12-101-614(1)(n) C.R.S.

Ms. Sanders moved and Ms. Campbell seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2023-737. The Board voted to refer back to Staff to issue a Letter of Concern.

Motion unanimously carried.

B. Complaint No. 2023-536 (Robert Walker, Investigator)

Director Marcia Waters presented this matter to the Board.

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

Ms. Campbell moved and Mr. Goff seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2023-536. The Board voted to refer back to Staff for a settlement offer for a Stipulation for Diversion to include: a \$250 fine.

Motion unanimously carried.

C. Complaint No. 2023-238 (Robert Walker, Investigator)

Director Marcia Waters presented this matter to the Board.

The reports alleged violations of: §12-10-613(1)(g) C.R.S.; USPAP violations include Scope of Work Rule; Recordkeeping Rule; and Standard Rule 1 and Standard Rule 2.

Ms. Campbell and Mr. Chippindale seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2023-238. The Board voted to refer back to Staff for a settlement offer for a Stipulation for Diversion to include coursework in: 7 or more hours in Residential Report Writing; 7 or more hours in Comparative Analysis and/or Supporting Adjustments; Reliable Recordkeeping and TAF: Scope of Work: Appraisals and Inspections.

Motion unanimously carried.

ESP Matters:

Complaint Matter #2022-194 & #2022-303 - Stipulation Violation -

The Board was presented with a Stipulation Violation report by Penny Elder regarding ESP Matter A, Complaint #2022-194 & #2022-303. After discussion, it was moved by Ms. Sanders and seconded by Mr. Chippindale to delegate authority to the Division to negotiate with the respondent to relinquish the appraiser's license per Board Rule 8.8.

Motion unanimously carried.

EXECUTIVE SESSION:

At 9:37 a.m., it was moved by Ms. Sanders, seconded by Mr. Goff, and approved by more than two-thirds vote of the Board that pursuant to §24-6-402(3)(a)(II), C.R.S. to receive legal advice on specific legal questions regarding:

- A. Litigation Update - Melinda Schminke v. BOREA, Case No. 2023CV229
- B. CG License Issuance Concern (CG)

Motion unanimously carried.

Executive Session is conducted via Google Meet.

NOTE: Ms. Campbell recuses herself from Executive Session at 9:38 a.m. for the discussion regarding the Litigation Update - Melinda Schminke v. BOREA, Case No. 2023CV229 and exits the Executive Session conducted via Google Meet.

NOTE: Ms. Campbell rejoins Executive Session at 9:49 upon completion of the discussion regarding the Litigation Update - Melinda Schminke v. BOREA, Case No. 2023CV229.

The Board adjourned out of Executive Session at 9:57 a.m. and resumed meeting via webinar that is open to the public.

ATTORNEY GENERAL MATTERS:

A. CG License Issuance Concern-

It was moved by Ms. Sanders and seconded by Mr. Goff that the Board finds that the individual discussed in Executive Session does not have the appropriate licensure qualifications for a certified general appraiser's license, and the Board directs a notice to be issued to the licensee immediately. The Board delegates authority to Director Marcia Waters or Deputy Director Eric Turner to sign on behalf of the Board.

Motion unanimously carried.

ADJOURN:

The regular meeting of the Colorado Board of Real Estate Appraisers adjourned at 9:59 a.m. on July 6, 2023.

Mickey Sanders, Chair

Christopher Chippindale - Vice-Chair

Patrice Campbell

Daisy Glassburn

Brent Goff

Rob Stilo

ABSENT
Clinton Taylor

Marcia Waters, Director
Colorado Division of Real Estate