



**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 7, 2022**

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**MINUTES**  
**BOARD OF REAL ESTATE APPRAISERS**  
**July 7, 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, July 7, 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 Vice-Chair Tony Pistilli. Director Marcia Waters made a quorum determination.

**Board Members in Attendance:** Tony Pistilli, Vice-Chair; Chris Brownlee; Christopher Chippindale; Kristy McFarland; and Mickey Sanders. Patrice Campbell and Larry Stark are excused.

Also attending via webinar: Marcia Waters, Director; Natalie Lutz, Senior Advisor; Penny Elder, ESP Manager; and Doreen Archuleta, Board Manager. Christian Aggeler was present via webinar from the Office of the Attorney General. The meeting webinar was open to the public.

**MINUTES APPROVAL - May 5, 2022**

After review, it was moved by Ms. Sanders and seconded by Mr. Chippindale to approve the Minutes of the regular Board meeting on May 5, 2022 as written.



BOREA Minutes\_May  
5, 2022.pdf

**Motion unanimously carried.**

**POLICY MATTERS: None**

**Agenda Items for Next BOREA Meeting -**  
None

**PUBLIC COMMENT:**  
None

## **COMPLAINT INVESTIGATIONS:**

### **A. Complaint No. 2022-15 (Scott Wentz, Investigator)**

Director Marcia Waters presented this matter to the Board.

Ms. Sanders moved and Ms. McFarland seconded to defer this complaint to the next meeting scheduled on September 1, 2022 because it involves eminent domain, and Board member Campbell was not present.

**Motion unanimously carried.**

### **B. Complaint No. 2022-251 (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.; §12-10-613(1)(g) C.R.S.; Board Rule 12.8; USPAP violations include Recordkeeping Rule; and Standard Rule 1 and Standard Rule 2.

Ms. Sanders moved and Mr. Brownlee seconded that the Board finds reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2022-251. The Board voted to refer back to Staff for a settlement offer for a Stipulation for Diversion to include: 7 hours or more in Comparative Analysis and/or Support Adjustments; 7 hours or more in Residential Report Writing; and the BOREA Workfile Course.

**Motion unanimously carried.**

### **C. Complaint No. 2022-695 (Scott Wentz, Investigator)**

Director Marcia Waters presented these matters to the Board.

Complaint No. 2022-695 - 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 Scope of Work Rule; and Standard Rule 1 and Standard Rule 2.

Ms. McFarland moved and Mr. Pistilli seconded that the Board finds that reasonable grounds exist to believe that violations of appraisal law occurred in Complaint No. 2022-695. The Board voted to refer back to Staff for a settlement offer of a Stipulation and Final Agency Order; Public Censure; and successful completion of real estate appraisal education to include: 5 or more hours in Data Verification; the BOREA Workfile Course; 4 or more hours in Market Analysis; and 7 or more hours in Comparative Analysis and/or Supporting Adjustments.

**Motion unanimously carried.**

## LICENSING MATTERS:

### A. Complaint #2022-793 - Preliminary Advisory Opinion

The Board considered this application for a preliminary advisory opinion for a real estate appraiser's license together with accompanying documentation and information supplied by the applicant.

The applicant received a 12-month Unsupervised Deferred Sentence on October 27, 2021 from the County Court of Jefferson County for Misdemeanor (M1) Theft Conviction. Six months of the deferred sentence remains. The sentence also required 16 hours of community service. The applicant provided a Community Service Intake Data Form with her documents, but did not include any proof of completion. There were other documents sent that had missing pages or were otherwise incomplete. The applicant was unable to provide the complete set of the required documents. Also, a Police Report was not included.

It was moved by Ms. Sanders and seconded by Ms. McFarland to issue no opinion on the preliminary advisory opinion as there are missing documents and the application is incomplete.

**Motion unanimously carried.**

### Request for Exemption -

The Board was petitioned to grant an exception (exemption) to allow the petitioner to take the Certified General Appraiser Exam without a bachelor's degree.

Following discussion, it was moved by Ms. Sanders and seconded by Mr. Chippindale to deny the request as the Board has no authority to allow exemptions from the education requirement.

**Motion unanimously carried.**

## ADJOURN:

The regular meeting of the Colorado Board of Real Estate Appraisers adjourned at 9:31 a.m. on July 7, 2022.

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Absent  
Patrice Campbell, Chair

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Tony Pistilli - Acting Chair

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Chris Brownlee

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Christopher Chippindale

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Kristy McFarland

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Mickey Sanders

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Absent  
Larry Stark

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Marcia Waters, Director  
Colorado Division of Real Estate