



MINUTES

COLORADO DIVISION OF REAL ESTATE

CONSERVATION EASEMENT APPRAISER UPDATE COURSE TASK FORCE MEETING May 18, 2010

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CONSERVATION EASEMENT APPRAISER UPDATE COURSE
TASK FORCE MEETING

May 18, 2010

Colorado Division of Real Estate
1560 Broadway, Suite 1250 B
Denver, CO 80202

A Conservation Easement Update Course Task Force meeting was held on May 18, 2010. The Task Force members in attendance were Jordan Beezley, representing the Division of Real Estate, Harold Ovsiowitz, representing the Division of Real Estate, Mark Weston representing the Conservation Easement Oversight Commission, Ted Wiatr representing the Colorado Department of Revenue, Steve Nagy, representing the Great Outdoors Colorado (GOCO) Trust Fund, Bill Boortz representing the public, Kevin McCarty, representing the public, Anne Renaud-Wilkinson, representing the public, John Norton, representing the public, Ariel Steele, representing the public, Larry Harvey, representing the public and Jody Barbour, representing the public.

The meeting was open to the public. Greg Yankee representing the Colorado Coalition of Land Trusts attended the meeting as a member of the public.

Full and timely notice of the meeting was given to the public and the meeting was held pursuant to the Colorado Sunshine Law, Title 24, Article 6, C.R.S., as amended.

Call to order:

The meeting was called to order by Jordan Beezley at 1:05 PM.

Course Curriculum:

Jordan Beezley explained to the Task Force that the work product provided by the groups was reorganized into a single document. The curriculum roughly resembled the draft course structure that was provided to the Task Force. The Task Force discussed how the course material should be presented and agreed that it should generally follow a format that started with general topics and moved toward specific topics. The Task Force also agreed that the Division should work with the course instructors to design the course structure. It was also suggested that the course employ as many examples and hands-on activities as possible.

Jordan Beezley explained that the Task Force would be asked to vote to accept the draft curriculum at the final Task Force meeting. He also explained that the curriculum will be presented to the Board of Real Estate Appraisers and the Education Task Force for approval after it is finalized.

The Task Force then discussed the draft curriculum. It was suggested that several of the bullet points be changed to better reflect the content listed in those sections. It was suggested that the

“Scope of Work / Engagement Process” section be rearranged to better reflect the process that appraisers go through.

The Task Force discussed phasing and the ethics that appraisers must follow. It was also decided that appraisers should be made aware of the role and responsibilities of the client and the easement holder in negotiating phased transactions.

The Task Force also discussed how appraisers should approach assignments where the client does not have a final easement and is trying to hit a predetermined value for funding or tax incentive purposes. The Task Force asked the Division to provide guidelines on what appraisers should do in these circumstances. The Discussion was tabled until the next Task Force Meeting.

The Task Force decided that Larry Harvey should design the specifics of the “legal issues for appraisers” section because he is the Task Force’s expert in that area and will be responsible for teaching that section.

Public Comment:

No members of the public signed up to speak.

Adjournment:

The meeting was adjourned by Jordan Beezley at 2:50 PM.