



**BOARD OF REAL ESTATE APPRAISERS MEETING**  
**April 8, 2010**

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# **MINUTES BOARD OF REAL ESTATE APPRAISERS**

**April 8, 2010**

**Colorado Division of Real Estate  
1560 Broadway, Suite 925  
Denver, CO 80202**

A meeting of the Colorado Board of Real Estate Appraisers was held on Thursday, April 8, 2010 at 1560 Broadway, Suite 1250, Denver, Colorado at 9:00 a.m.

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. Chair Thomas Fellows made a quorum determination.

**Board Members in attendance:** Chair Thomas Fellows, Frank Beltran, Wayne Hunsperger, Leslie Mitchell, and Susan Secrest.

**Board Members in attendance via teleconference:** Tony Navarro

**Board Member not in attendance:** Vice-Chair Robin Anderson

Also attending were Marcia Waters, Investigations and Compliance Director; Susan Scholl, Appraiser Program Manager; Lisa Brenner Freimann, Assistant Attorney General; and several members of the Board's staff. The meeting was open to the public, and several members of the public attended.

### **Minutes Approval:**

After review, Ms. Mitchell moved and Ms. Secrest seconded the motion to approve the Minutes of the March 11, 2010 Board meeting.

### **Motion unanimously carried.**

### **Executive Session Minutes:**

Executive Session was not held during the meeting of March 11, 2010. Accordingly, no approval or acknowledgement of minutes was presented.

## **ORDER OF BUSINESS:**

### **Policy Matters, Updates and Information**

Mr. Hollis Glenn, Conservation Easement Program Manager discussed the formation of the Education Task Force and Conservation Easement Update Course. The Task Force is comprised of twelve members to include Division staff, six public appraisers, and six appraisers well versed in conservation easement. An opening is also available for a Board member. Meeting dates have been scheduled and are open to the Board. The first meeting is set for June 1, 2010 to design the curriculum. July has been set for course finalization and September as implementation. The Board will be updated with the course progression.

Ms. Marcia Waters spoke about the Letter of Admonition (LOA), per Chair Fellows' request. Chair Fellows' expressed concerns regarding the clarity, uncertainty, and confidentiality as it pertains to LOA's process and policy. Ms. Lisa Brenner Freimann, Assistant Attorney General will look into the matter and inform the Board accordingly.

Ms. Marcia Waters and Ms. Susan Scholl informed the Board that Mike Morton and John Fausett were hired as contract investigators to assist with some back-log complaints. Additionally, the Compliance Investigator position is in process and will be filled soon.

### **Citizen Participation:**

Although several members of the public were present, no members of the public asked to address the Board.

## **COMPLAINT INVESTIGATIONS:**

Case No. 2009040743 (Chris Stanley, Investigator)

Susan Scholl presented this matter to the Board.

The reports alleged violations of: USPAP 2008-2009 Ethics Rule: General Conduct Section and Record Keeping Section; Scope of Work Rule; Standard 1; Standards Rule 1-1(a), 1-1(b) and 1-1(c); Standards Rule 1-2(b), 1-2(d), 1-2(e), and 1-2(e)(i); Standards Rule 1-4 and 1-4(a); Standards Rule 1-6(a) and 1-6(b); Standard 2; Standards Rule 2-1(a) and 2-1(b); Standards Rule 2-2(b)(ii), 2-2(b)(iii), 2-2(b)(vi), and 2-2(b)(viii); C.R.S. 12-61-710(1)(f) and C.R.S. 12-61-710(1)(g); Board Rule 11.1; Board Rule 13.4; and Board Rule 13.9.

Ms. Mitchell moved and Mr. Beltran seconded that the Board find that reasonable grounds exist to believe that violations of appraisal law occurred in Case Number 2009040743. The Board voted to refer back to Staff for a settlement offer consistent with up to Level 7 discipline.

### **Motion unanimously carried.**

Case No. 2009040564 (Future Davis, Investigator)

Susan Scholl presented this matter to the Board.

The reports alleged violations of: USPAP Competency Rule; Ethics Rule: Record Keeping Section; Scope of Work Rule; Standard 1; Standards Rule 1-1(a), 1-1(b), and 1-1(c); Standards Rule 1-2(h); Standards Rule 1-4 and 1-4(a); Standard 2; Standards Rule 2-1(a) and 2-1(b); and Standards Rule 2-2(b)(viii).

Mr. Beltran moved and Ms. Secret seconded that the Board find that reasonable grounds exist to believe that violations of appraisal law occurred in Case Number 2009040564. The Board voted to refer back to Staff for a settlement offer consistent with up to Level 6 discipline.

**Motion unanimously carried.**

## **LICENSING AND OTHER MATTERS:**

Reconsideration of Stipulated Terms

Susan Scholl presented this matter to the Board.

After further review of the proposed findings, Ms. Mitchell moved and Mr. Hunsperger seconded the motion to defer the matter for May 13, 2010 Board meeting in order to review additional documentation.

**Motion unanimously carried.**

License Request – Application for Appraiser License

Susan Scholl presented this matter to the Board.

After further review of the proposed findings, Ms. Mitchell moved and Mr. Beltran seconded the motion to approve licensure upon receiving Certificate of Good Standing.

**Motion unanimously carried.**

**ADJOURN:**

The Colorado Board of Real Estate Appraiser's meeting adjourned at 10:15 a.m. on April 8, 2010.

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Thomas Fellows, Chair

**ABSENT**

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Robin Anderson, Vice-Chair

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Frank Beltran

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Wayne Hunsperger

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Leslie Mitchell

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Tony Navarro

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Susan Secrest

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Erin Toll, Director  
Colorado Division of Real Estate