

**Colorado Board of Real Estate Appraisers**  
**Regular Meeting**  
**Thursday, May 5, 2011**

Order of Business by Chairperson Anthony Navarro:

- A. Call to Order, Determination of Quorum
- B. Reading, Approval of Minutes April 7, 2011 Meeting
- C. Other Matters

Order of Business:

- 1. Policy Matters, Updated, and Information
  - a. ASC Findings
    - i. 128 complaints less than six months old
    - ii. seven complaints more than 12 months old
    - iii. 85 complaints received this year
  - b. Seven contractors engaged to for complaint investigation
  - c. AARO Update (Marcia Waters)
    - i. Dodd-Frank Implementation
    - ii. Director of Division of Real Estate requested establishment of AMC Taskforce
    - iii. Board approved formation of AMC Taskforce
- 2. Citizen Participation Period
  - a. AQB Meeting
  - b. Usual and Customary Fees
- 3. Complaint Investigations (Marcia Waters)
  - a. 2011040474 & 2010040386 (Investigator, Creighton Angst)  
Complaints - Person working at federal agency submitted application for Certified General level of licensure. During evaluation of experience log, supervisor's lack of licensure discovered. Agency has since hired a Certified General Appraiser to supervise appraisal section.  
Board Action: Initial supervisory directed not to represent self as an appraiser; Applicant's license downgraded to Registered Appraiser and may reply when experience completed under supervision of licensed/certified supervisory appraiser.
  - b. 20100060571 (Investigator, Chris Stanley)  
Complaint – As part of review of work products required as part of resolution of prior disciplinary action, violations of Ethics Rule, Competency Rule, and Scope of Work Rule discovered in all work products reviewed. Resolution of complaints and sanctions to be imposed as result of 2007 Board action had not been reached. Resolution of complaints and sanctions resulting from 2002 Board Action had not been reached.  
Board Action: Down grade license to Registered Appraiser level of licensure, remedial education, fine, review of work products.

c. 2010030254 (Investigator, John Fausett)

Complaint – Violations of Ethics Rule, Competency Rule, Scope of Work Rule, and Reporting Rule. Respondent stated report was a 'Residential Consulting Report'. Subject property is mixed use property with a four-unit residential building and a single family house. Respondent treated it as a five-unit residential property. Property in poor condition with several vacancies, respondent analyzed and reported property as average condition, fully occupied, with lease rates at high end of market data. Respondent also stated he was, "Doing what client wanted".

Board Action: Remedial education, fine, work product reviews.

4. Licensing and Other Matters (Marcia Waters)

a. Applicant A – Licensure Application (Investigator, James Kipp)

Applicant has two felony convictions 1988 & 1989 in Michigan, no convictions since, is licensed appraiser in Michigan with no disciplinary actions against license, applicant requesting licensure by reciprocity.

Board Action – approved license application.

b. Request for Reconsideration Case Number 20090913989 & 2010111234

Respondent entered into a disciplinary settlement agreement with Board.

Respondent believed settlement would not be part of public record. Board determined document in use at time of agreement was vaguely worded.

Respondent completed remedial education, paid fine, completed other terms of agreement, and has no new complaints.

Board Action – Treat as dismissal due to ambiguity of language in document, completion of terms of agreement, and no new complaints.

5. Expedited Settlement Program (ESP) Matters (Penny Elder)

a. Reconsideration of Discipline, Case Number 2007030417 (80357490)

September 14, 2007 Board voted to seek revocation of license, respondent surrendered license in lieu of revocation. Respondent later requested Board consider surrender of license as simply a surrender and not surrender in lieu of surrender. That request was denied. Respondent again requesting surrender in lieu of revocation be treated as surrender only.

Board Action – Request denied.

6. Executive Session

7. Adjournment