

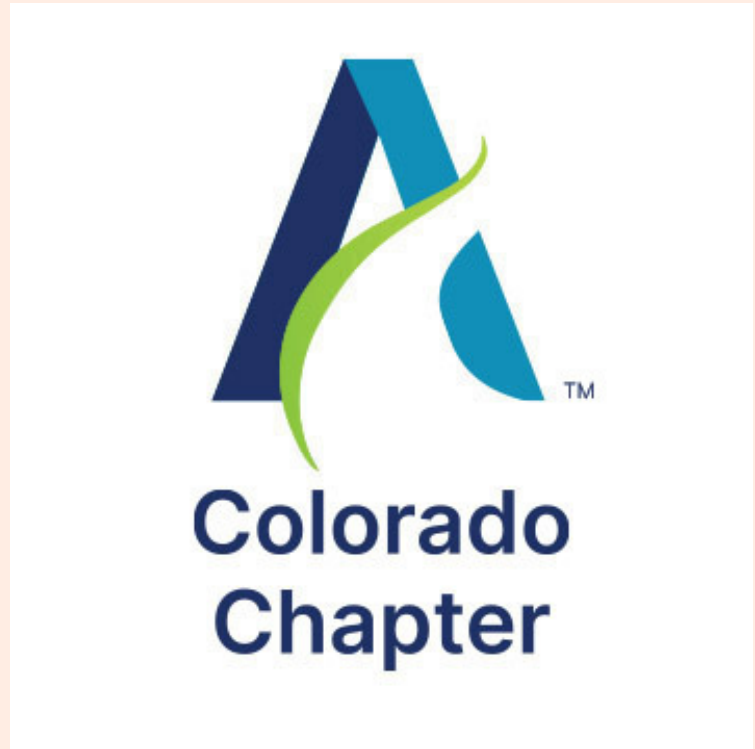
Q3 NEWSLETTER

3rd Quarter 2024

*Colorado Chapter of
the Appraisal Institute*

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A Message from the President

by JP Nisley, MAI, R/W-AC

Hello Colorado Chapter Members!

I hope this message finds you well. As we navigate through a challenging period, I want to address the recent developments at the national level. The unexpected departure of our CEO has understandably caused concern and frustration among our members. I want to assure you that, as a chapter, we recognize the importance of maintaining trust and integrity within our organization. Therefore, we will actively engage with national to seek clarity on the reasons behind this decision and the steps being taken to address any underlying issues. Our goal is to ensure that all actions taken are in the best interest of our members and the broader profession we serve.

www.colorado-ai.org

I want to assure you that our focus remains steadfast on the incredible work being done at the chapter level.

Strengthening Our Local Chapter

Our Colorado Chapter continues to thrive, thanks to your unwavering support and active participation. Here are some key highlights from this quarter:

1. Major Networking Events: We have hosted several successful networking events that have brought together professionals from across the state. These events have not only fostered valuable connections but also provided opportunities for professional growth and collaboration.



2. Legislative Progress: Our chapter has been at the forefront of advocating for new legislation that benefits all appraisers in Colorado. Our government relations team is already hard at work with the Colorado Coalition of Appraisers for the upcoming 2025 legislative session, meeting with legislators to garner support for HB24-1085. (New bill number coming in 2025!)

We are making significant strides in passing this bill that will enhance the appraisal industry in Colorado. If you are able, I would encourage you to contribute to the CCA Givebutter account and support this important work.



The Government Relations committee and the Chapter Board of Directors has released a statement to the national Appraisal Institute, urging them to take a more visible approach in defending our membership against the inflammatory NFHA/ HUD bias campaign that has been seen at DIA and billboards across the country. While efforts are being made in the background, we want our national leadership to recognize that this campaign erodes the public trust in our important work. Our chapter has implored national to issue a strong public statement denouncing this campaign and expressing the real impact it has on the members they represent.

3. Top-Notch Education: Education remains a cornerstone of our chapter. We have offered some of the most relevant and comprehensive educational programs available, helping our members stay ahead in an ever-evolving profession.

Message from the President (cont.)

Your commitment to continuous learning is what sets us apart. I would like to extend my gratitude to Mike Smith, MAI and the rest of the Education Committee for their outstanding efforts in curating an exceptional education slate for 2024. Your dedication has ensured that our members receive top-notch education across all appraisal sectors, including residential, commercial, agricultural, and beyond. Your hard work and commitment to providing comprehensive and relevant educational opportunities have not gone unnoticed. Thanks to your efforts, our members are better equipped to excel in their professions and stay ahead in an ever-evolving industry. Thank you for your invaluable contributions to our chapter's success.

If you would like to get involved in the local chapter, the education committee is a great place to start. Please reach out to Ellie if you are interested in getting involved!



Looking Ahead

As we move forward, I encourage you to stay engaged and involved with our local chapter. Your participation is vital in maintaining the momentum we have built. Let us focus on the positive impact we can make within our profession and continue to support each other.

Thank you for your dedication and commitment to the Colorado Chapter of the Appraisal Institute!

Warm regards,
JP Nisley, MAI, R/W-AC



FIND AN APPRAISER

COLORADO CHAPTER MEMBERS OF THE APPRAISAL INSTITUTE

Please be advised that the Colorado Chapter of the Appraisal Institute may NOT specifically Recommend an appraiser.

When the chapter offices receives a phone call requesting the services of an appraiser we may only direct that caller to the website and recommend they click on "FIND AN APPRAISER"

This policy is an association best practice and is mandated by the Appraisal Institute.

It Can Happen to Any of Us

BY R. Scott Woods, MAI, AI-GRS
Guest Editor

It was the spring of 2008, our non-profit housing agency is being accused of abusing a client who resided in our affordable income community. I am on the board of directors. The accusing counsel is legal group that specializes in representing clients who are experiencing discrimination in some form. They somehow found a single disgruntled tenant willing to go on the record about our agency's perceived renter abuse.

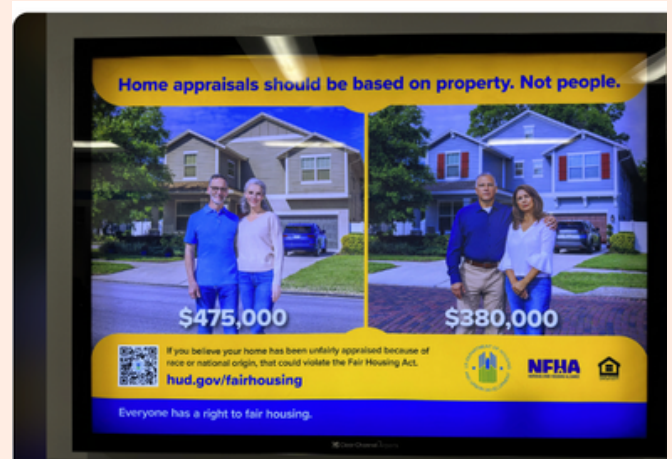
I am also being personally sued for the fair housing violation of intimidating the same disgruntled tenant. A significant charge for a fellow who makes a living appraising real estate - including mortgage related transactions.

Nearly a year later, the dust has settled without our non-profit group owing a settlement of any kind. The personal charges against me are also dropped after of months of discussion between the HUD / Colorado Civil Rights Division investigators and our counsel. Thank goodness we have insurance to cover all of the legal representation and fees. It cost me plenty in anxiety but my reputation remains intact. I never want to repeat such an experience ever again.

Scott Woods is a recently retired MAI, AI-GRS and remembers looking in awe at the first appraisal order that came over a newly acquired FAX machine in days long ago. He focused on commercial appraisals and spent his last decade as a chief appraiser in the crazy bank merger times. Of note, Scott graduated from Glenwood Springs High School - which is also where Bret Poole, MAI, AI-GRS graduated from a quite a few years later. No other GSHS graduates are known to have followed their paths.



There is a sign currently at some national airports with the following advertisement:



I am not here to debate the merit of the advertisement. The fact is that the advertisement is out there and appraisers may be investigated for discriminatory appraisal reports as we move forward. Here are some tips from my layman experience that you may want to consider if something happens to you.

1. Save the outrage. You may feel outraged that this is unfairly happening to you. It is very hard, but you must keep your emotions in check. A hot temper and dismissive behavior will not be your friend and may even work against you. Be professional in your response and demeanor no matter what is thrown at you.
2. Take the charge seriously. Don't just lightly dismiss the charges because they feel unjust or outrageous to you.

The Appraisal Institute Education and Relief Foundation offers a variety of scholarships: Please share this with anyone that may be interested.

Name	Who Should Apply	Deadline
AIERF AI Course Scholarship	Practicing Affiliates and Candidates for Designation who are active in real property valuation and need financial assistance to complete Appraisal Institute courses leading to state certification or the MAI, SRA, AI-GRS or AI-RRS designations.	Jan. 1 April 1 July 1 Oct. 1
AIERF Minorities and Women AI Course Scholarship	Minorities and women Practicing Affiliates and Candidates for Designation who are active in real property valuation and need financial assistance to complete Appraisal Institute courses leading to state certification or the MAI, SRA, AI-GRS or AI-RRS designations.	Jan. 1 April 1 July 1 Oct. 1
AIERF PAREA Scholarship	Aspiring appraisers currently enrolled or considering AI PAREA — the Appraisal Institute Practical Applications of Real Estate Appraisal program.	Jan. 1 April 1 July 1 Oct. 1
AIERF College Scholarship	Awarded on the basis of academic excellence, this scholarship helps finance the educational endeavors of undergraduate or graduate students concentrating, or with demonstrated interest, in real estate appraisal and/or valuation.	April 1, 2024
AIERF Minorities and Women College Scholarship	Awarded on the basis of academic excellence, this scholarship helps finance the educational endeavors of minority and women students pursuing undergraduate or graduate degrees, or with demonstrated interest, in real estate appraisal and/or valuation	April 1, 2024

These scholarships are funded by the Appraisal Institute Education and Relief Foundation (AIERF).

Please visit AIERF.org for application, terms and conditions.

Appraisal Institute

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[ONLINE EDUCATION](#)

Thank You to Our 2024 Sponsors!

CBRE

 **BOK FINANCIAL**


LIA Administrators & Insurance Services

FDR

Upcoming Events

[CLICK HERE FOR LINKS TO ALL OF THE COLORADO CHAPTER CLASSES!](#)

OCTOBER

17

9AM - 11AM
ZOOM

Fair Housing Class

OCTOBER

23

8AM - 4PM

*USPAP 7 Hour Update
in Grand Junction, CO*

OCTOBER

28

8AM - 5PM

*Contemporary
Innovations in Appraisal
litigation*

NOVEMBER

19

9AM - 4PM

*Business Practices and
Ethics*

DECEMBER

4

8:30AM - 4:30PM

7 Hour USPAP Update

FEBRUARY

24-25

FULL DAYS

*The Appraiser as the
Expert Witness*

MARCH

4

8AM - 4PM
ZOOM

*Impact of Short Term
Rentals on Real
Property Value*

JULY

21-23

FULL DAYS

*Litigation Appraising:
Special Topics and
Applications*



Colorado Chapter

**The Following National Courses are Being Offered in Denver
in October 2024**

- **Real Estate Finance, Statistics, and Valuation - 10/15-10/16**
- **Advanced Residential Applications Part 1 - 10/17-10/18**
- **Advanced Report Writing, Part 2 - 10/21-10/25**

BOARD MEMBER SPOTLIGHT

Niki Close, MAI, AI-GRS

Company: HTLF Bank

Time in Profession: 20 Years

Location: Golden, CO

Primary Line of Appraisal Work - Appraisal Review

Biggest Issues Facing the Appraisal Profession: 1. Ownership and access of data 2. Public perception and understanding of our role

What Do You See as the Biggest Strengths of the Appraisal Institute? Peer support and Momentum to continually raise the bar and overall value add of our profession

Where is the best place you've traveled to and why? In Sedona, AZ I discovered that I love desert hiking more than mountain hiking. Could also be that I was on this trip alone ...

A family trip to Turks and Caicos in 2022 checked a bucket list item off for me. Grace Bay, where we stayed, was Tripadvisor's #1 beach in the world that year. (our two kids pictured)



Where did you grow up and what did you love about it?

I grew up in Clinton, IA – just north of the quad cities. My dad and his two brothers stayed in town. There were 18 of us for all holidays and I had 8 cousins and two siblings in school with me. As an adult, I appreciate the slower pace the small town offered me growing up.

What is your favorite movie?

Either A Knights Tale or My Cousin Vinny



BOARD MEMBER SPOTLIGHT

Brett Wilkerson, MAI

Company - BBG

Duration in Profession- 19 Years

Location: Westminister, CO

Primary Line of Appraisal Work -
Commercial

Biggest Issue Facing the Appraisal Profession:
Perceived bias from the public.

The Biggest Strength of AI: So much here. You get out of it what you put in. AI is great for networking, education, and I must say our Government Relations committee is working tirelessly to protect appraisers (See HB24-1085)

Favorite Quote: “Everyone has a plan until they get punch in the mouth” - Mike Tyson



Pictured: Skiing with the Family

Tell Us Something About Yourself That Would Surprise Us: I have ran a marathon and also ran with the bulls in Pamplona, Spain.

Top Three Life Highlights: Becoming a father, marrying my wife and getting my MAI designation.

Where I Grew Up: Rockwall, TX. At the time, it was a small town. Now it is a burgeoning suburb of Dallas. I still have good relationships with many friends from growing up that I will have for the rest of my life.

BOARD MEMBER SPOTLIGHT

Ryan Pendleton, MAI, SRA, AI-GRS, AI-RRS

Company - FirstBank, Valuation Services
Manager

Duration in Profession- 21 Years

Location: Superior, Colorado

Primary Line of Appraisal Work - 15 years
of Commercial Appraisal Production

- Currently oversee Bank's Review Function of Commercial, Residential, Personal Property, and Business Valuations and Commercial and Residential Internal Report Production

Biggest Issue Facing the Appraisal Profession: Complacency – Appraisers and the Appraisal profession as a whole tend to be complacent, instead of being proactive and striving to get better every day. We all need to work together to bring the profession forward, instead of looking back to how it used to be.

The Biggest Strength of AI: •Local Chapter's networking and appraiser support system

- Appraiser Education – both National classes and Chapter's area specific offerings



Favorite Movie: The Big Lebowski

Favorite Book: Breakfast of Champions by Kurt Vonnegut

Hobbies & Interests Outside of Work: I enjoy being in nature, including hiking, camping, fishing, hunting, and skiing (even though I am not a great skier). I also enjoy travelling with my wife and son. Over the past couple of years we had the opportunity to visit Hawaii, Alaska, Montana, Peru, Iceland, Spain, and France. My favorite trips are the more natural landscapes, like Alaska, Iceland, and Montana.



2024 SPONSORSHIP PACKAGES

\$500

EVENT SPONSOR

- 1 free registration per event
- Company Mentioned at Event
- Logo on Screen and Marketing Materials

\$500

SILVER

- Logo on website
- Email Blast with Logo once a year
- Social Media Post once a year

\$1000

GOLD

- Logo on Website
- Email blast with logo once a year
- Social media post once a year
- Complimentary Education Registration to one Chapter CE event for one person
- Distribution of Company Promotional Items at 1 event per year

- **Custom Event Sponsors are available upon request. Sponsor a first drink or donuts for breakfast.**