

# VIRGINIA FAIR HOUSING BOARD

## MINUTES OF MEETING

June 11, 2014

The Fair Housing Board Meeting was held at the Department of Professional and Occupational Regulation, 9960 Mayland Drive, Richmond, Virginia. The following Board members were present:

F. Thomas 'Tom' Eck, IV, Vice-Chair  
Bob Boynton  
Matthew K. Kim  
Thomas 'Tim' Gifford  
Rosemary Wilson  
Erica Woods-Warrior  
Kevin Lewis  
Linda Broady-Myers  
Andrew Reisinger

The following Board members were absent: Jim Ginnell, Chair  
Francis Stevens

DPOR Staff present for all or part of the meeting included:

Jay DeBoer, Director  
Nick Christner, Deputy Director  
Christine Martine, Executive Director  
Mark Courtney, Senior Director  
Liz Hayes, Fair Housing Administrator  
Deanda Shelton, Assistant Fair Housing Administrator  
Emily Trent, Administrative Assistant  
Angela Keefe-Thomas, Fair Housing Investigator  
Trudy Miller, Fair Housing Investigator  
Loraine Schroeder, Fair Housing Investigator  
Dominica McGowen, Fair Housing Investigator

Tom Payne, Assistant Attorney General with the Office of the Attorney General, was present.

Mr. Eck called the meeting to order at 10:02 A.M.

**Call to Order**

A motion was made by Mr. Gifford and seconded by Mr. **Agenda**

Boynton to approve the Agenda. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Eck, Gifford, Kim, Lewis, Reisinger, Wilson and Woods-Warrior.

A motion was made by Ms. Wilson and seconded by Mr. Lewis to approve the March 5, 2014, Fair Housing Board Meeting minutes. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Eck, Gifford, Kim, Lewis, Reisinger, Wilson and Woods-Warrior.

There was no public comment.

Liz Hayes updated the Board on the current investigative case load.

In the matter of **FHB File Number 2014-00325, Lakisha and Gregory Mozie v. Sherry Ruday Collins, Ray Collins, and Ruday Properties, LLC**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Recommendation. A motion was made by Mr. Boynton and seconded by Ms. Wilson to close the case with a finding of no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Eck, Gifford, Kim, Lewis, Reisinger, Wilson and Woods-Warrior.

In the matter of **FHB File Number 2014-02152, John A. Horvath v. AMPP Group, LLC**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Recommendation. John A. Horvath, complainant, was present and addressed the Board. John Hawthorne, attorney for the respondents, was present and addressed the Board. A motion was made by Ms. Wilson and seconded by Ms. Broady-Myers to close the case with a finding of no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Eck, Gifford, Kim, Lewis, Reisinger, Wilson and Woods-Warrior.

In the matter of **FHB File Number 2014-02140, Deborah Scott v. Welsey Coppermine LP, Linda Cushing, and Fairfax County Department of Housing and Community Development**, the Board reviewed the record which

**Minutes**

**Public Comment**

**Fair Housing  
Administrator's Report**

**FHB File Number 2014-00325, Lakisha and Gregory Mozie v. Sherry Ruday Collins, Ray Collins, and Ruday Properties, LLC**

**FHB File Number 2014-02152, John A. Horvath v. AMPP Group, LLC**

**FHB File Number 2014-02140, Deborah Scott v. Welsey Coppermine LP, Linda Cushing, and**

consisted of the Final Investigative Report and Case Analysis and Recommendation. Sarah Townes, attorney for Linda Cushing, respondent, was present and addressed the Board. A motion was made by Mr. Boynton and seconded by Ms. Broady-Myers to close the case with a finding of no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Eck, Gifford, Kim, Lewis, Reisinger, Wilson and Woods-Warrior.

**Fairfax County**  
**Department of Housing**  
**and Community**  
**Development**

In the matter of **FHB File Number 2013-02831, Linda Artson v. Sheila Beverly and Greenwich Hill Homeowners Association**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Recommendation, Supplemental Final Investigative Report and Official Consultation Memorandum from the Office of the Attorney General. Linda Artson, complainant, was present and addressed the Board. Grant Kronenberg, attorney for the respondents, and Collin Young, witness, were present and addressed the Board. A motion was made by Mr. Gifford and seconded by Ms. Wilson to find no reasonable cause that Sheila Beverly discriminated against the complainant by refusing a reasonable accommodation or a reasonable modification. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Eck, Gifford, Kim, Lewis, Reisinger, Wilson and Woods-Warrior.

**FHB File Number 2013-**  
**02831, Linda Artson v.**  
**Sheila Beverly and**  
**Greenwich Hill**  
**Homeowners Association**

A motion was made by Mr. Boynton and seconded by Ms. Woods-Warrior to find no reasonable cause that Greenwich Hill Homeowners Association discriminated against the complainant by refusing to allow a reasonable modification. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Eck, Gifford, Kim, Lewis, Reisinger, Wilson and Woods-Warrior.

A motion was made by Mr. Gifford and seconded by Ms. Wilson to find reasonable cause that Greenwich Hill Homeowners Association discriminated against the complainant by refusing to make a reasonable accommodation. The motion passed by majority vote. Members voting "Yes" were: Boynton, Broady-Myers, Eck, Gifford, Kim, Lewis, Wilson and Woods-Warrior. Member voting "No" was Reisinger.

In the matter of **FHB File Number 2014-02589, Thomas Stuart Bryant, Jr. v. Abe Massad and J-M-J Corporation**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Recommendation. A motion was made by Ms. Wilson and seconded by Mr. Boynton to close the case with a finding of no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Eck, Gifford, Kim, Lewis, Reisinger, Wilson and Woods-Warrior.

**FHB File Number 2014-02589, Thomas Stuart Bryant, Jr. v. Abe Massad and J-M-J Corporation**

In the matter of **FHB File Number 2014-02101, Linda Williams v. John Holmes and Brookfield Woodstream Condominiums, LLC**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Recommendation. A motion was made by Ms. Wilson and seconded by Mr. Boynton to close the case with a finding of no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Eck, Gifford, Kim, Lewis, Reisinger, Wilson and Woods-Warrior.

**FHB File Number 2014-02101, Linda Williams v. John Holmes and Brookfield Woodstream Condominiums, LLC**

In the matter of **FHB File Number 2014-02483, Betty J. Godwin v. Amanda Muir, Culpeper House Limited Partnership, II and Equity Management II, LLC**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Recommendation, Supplemental Final Investigative Report and Revised Case Analysis. A motion was made by Ms. Wilson and seconded by Mr. Boynton to close the case with a finding of no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Eck, Gifford, Kim, Lewis, Reisinger, Wilson and Woods-Warrior.

**FHB File Number 2014-02483, Betty J. Godwin v. Amanda Muir, Culpeper House Limited Partnership, II and Equity Management II, LLC**

In the matter of **FHB File Number 2014-02479, Dr. Nicholas J. Shaw v. Nicole Wright, Beau Richards, Harrison Creek, LLC, and BECO Asset Management, LLC**, a motion was made by Ms. Wilson and seconded by Mr. Boynton to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Eck, Gifford, Kim, Lewis, Reisinger, Wilson and Woods-Warrior.

**FHB File Number 2014-02479, Dr. Nicholas J. Shaw v. Nicole Wright, Beau Richards, Harrison Creek, LLC, and BECO Asset Management, LLC**

In the matter of **FHB File Number 2014-01234, Micah Ecumenical Ministries and Melissa Brewster v. Bragg Hill Community Corporation t/a Central Park Townhomes**, a motion was made by Ms. Wilson and seconded by Mr. Boynton to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Eck, Gifford, Kim, Lewis, Reisinger, Wilson and Woods-Warrior.

**FHB File Number 2014-01234, Micah Ecumenical Ministries and Melissa Brewster v. Bragg Hill Community Corporation t/a Central Park Townhomes**

In the matter of **FHB File Number 2014-01625, Melody France and Kathleen Nowlan v. Specialized Loan Servicing, LLC**, a motion was made by Ms. Wilson and seconded by Mr. Boynton to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Eck, Gifford, Kim, Lewis, Reisinger, Wilson and Woods-Warrior.

**FHB File Number 2014-01625, Melody France and Kathleen Nowlan v. Specialized Loan Servicing, LLC**

In the matter of **FHB File Number 2014-02897, Virginia Fair Housing Board v. William M. Arbaugh**, a motion was made by Ms. Wilson and seconded by Mr. Boynton to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Eck, Gifford, Kim, Lewis, Reisinger, Wilson and Woods-Warrior.

**FHB File Number 2014-02897, Virginia Fair Housing Board v. William M. Arbaugh**

In the matter of **FHB File Number 2014-02942, Daquawn Parker v. Newport News Redevelopment and Housing Authority**, a motion was made by Ms. Wilson and seconded by Mr. Boynton to approve the terms of the conciliation agreement as agreed to by the parties. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Eck, Gifford, Kim, Lewis, Reisinger, Wilson and Woods-Warrior.

**FHB File Number 2014-02942, Daquawn Parker v. Newport News Redevelopment and Housing Authority**

A motion was made by Mr. Gifford and seconded by Mr. Boynton to approve the June 11, 2014, Fair Housing Education Committee report. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Eck, Gifford, Kim, Lewis, Reisinger, Wilson and Woods-Warrior. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Eck, Gifford, Kim, Lewis, Reisinger,

**Education**

Wilson and Woods-Warrior.

Tom Payne gave the Board a litigation update. A motion was made by Ms. Wilson and seconded by Mr. Boynton to cease legal action against Thomas Houseknecht regarding File Number 2009-01956. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Eck, Gifford, Kim, Lewis, Reisinger, Wilson and Woods-Warrior. **New Business**

A motion was made by Mr. Gifford and seconded by Mr. Kim to authorize the Office of the Attorney General to file a motion to dismiss in Price v. CRHA, File Number 2006-01339. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Eck, Gifford, Kim, Lewis, Reisinger, Wilson and Woods-Warrior.

The Board adjourned at 11:03 A.M.

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Jim Ginnell, Chair

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Jay DeBoer, Secretary