

REAL ESTATE BOARD
MINUTES OF MEETING

January 21, 2016

The Real Estate Board met at the Department of Professional and Occupational Regulation, 9960 Mayland Drive, Richmond, Virginia. The following Board members were present:

Joseph Funkhouser, II, Chair
Santee Ferebee, Vice-Chair
Antonio Elias
Lynn G. Grimsley
Steve Hoover
Lee Odems
Catherine M. Noonan

Board members absent from the meeting: Sharon Johnson

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

Jay DeBoer, Director
Christine Martine, Executive Director
Mark Courtney, Senior Director
Liz Hayes, Fair Housing Administrator
Deanda Shelton, Assistant Fair Housing Administrator
Joe Haughwout, Assistant Director of Adjudication
Jeffrey Williams, Board Administrator
Kevin Hoeft, Education Administrator
Emily Trent, Administrative Assistant

Elizabeth Peay and Tom Payne from the Office of the Attorney General were present.

Mr. Funkhouser called the meeting to Order at 9:02 A.M.

Call to Order

A motion was made by Ms. Noonan and seconded by Ms. Ferebee to approve the agenda. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

Agenda

A motion was made by Ms. Ferebee and seconded by Ms. Noonan to adopt the following minutes: November 4, 2015,

Minutes

Real Estate Advisory Council Meeting; November 5, 2015, Real Estate Board Meeting and November 5, 2015, Fair Housing Sub-Committee Meeting. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Johnson, Hoover and Odems.

There was no public comment.

Deanda Shelton, Assistant Fair Housing Administrator, updated the Board on the current Fair Housing case load.

In the matter of **Corina Flores v. CBP Properties, LLC and Executives, Inc., File Number 2014-03586**, the case was deferred to the next Board meeting.

In the matter of **Housing Opportunities Made Equal, Inc. v. CBP Properties, LLC and Executives, Inc., File Number 2014-03588**, the case was deferred to the next Board meeting.

In the matter of **Angela Zinnerman v. Payne Rental Properties, Inc., Mack R. Payne and John Steele, File Number 2016-00671**, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis and Recommendation, and Supplemental Final Investigative Report. Mack R. Payne and John Steele, respondents, were present and addressed the Board. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

In the matter of **File Number 2016-00782, Joseph Beran**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Joseph Beran, applicant, was present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the

Public Comment

Fair Housing Administrator's Report

Corina Flores v. CBP Properties, LLC and Executives, Inc., File Number 2014-03586

Housing Opportunities Made Equal, Inc. v. CBP Properties, LLC and Executives, Inc., File Number 2014-03588

Angela Zinnerman v. Payne Rental Properties, Inc., Mack R. Payne and John Steele, File Number 2016-00671

File Number 2016- 00782, Joseph Beran

criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Beran's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover and Odems.

Ms. Noonan recused herself from voting in the matter due to a possible conflict of interest.

In the matter of **File Number 2016-00783, Richard Eisloefel**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Richard Eisloefel, applicant, was present and addressed the Board. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Eisloefel's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

File Number 2016-00783, Richard Eisloefel

In the matter of **File Number 2016-00792, Kenneth Martin Murden**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Kenneth Martin Murden, applicant, and Lawrence Marshall, II, attorney for the applicant, were present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Murden's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

File Number 2016-00792, Kenneth Martin Murden

In the matter of **File Number 2016-00957, Barbara Lynn Beverage**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Barbara

File Number 2016-00957, Barbara Lynn Beverage

Lynn Beverage, applicant, was present and addressed the Board. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Beverage's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

In the matter of **File Number 2016-00958, Michelle Jeuck**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Michelle Jeuck, applicant, was present and addressed the Board. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Jeuck's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

File Number 2016-00958, Michelle Jeuck

In the matter of **File Number 2016-00959, Daniel Eskridge Reid**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Daniel Eskridge Reid, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the Code of Virginia approve Mr. Reid's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

File Number 2016-00959, Daniel Eskridge Reid

In the matter of **File Number 2016-00982, Victor Lazarus Talley**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Victor

File Number 2016-00982, Victor Lazarus Talley

Lazarus Talley, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Talley's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

In the matter of **File Number 2016-01171, Christopher Brooks**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Mr. Brooks submitted a letter addressed to the Board to review in his absence. A motion was made by Mr. Hoover and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Brooks' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

File Number 2016-01171, Christopher Brooks

In the matter of **File Number 2016-01169, Shazia Chaudry**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Chaudry's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

File Number 2016-01169, Shazia Chaudry

In the matter of **File Number 2016-01195, Hugo Medina**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the

File Number 2016-01195, Hugo Medina

recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Medina's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

In the matter of **File Number 2016-01196, Eric Melendres**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Eric Melendres, applicant, was present and addressed the Board. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Melendres' application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

File Number 2016-01196, Eric Melendres

In the matter of **File Number 2016-01187, Kimberly Rice**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Noonan and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Rice's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

File Number 2016-01187, Kimberly Rice

In the matter of **File Number 2016-01278, Brian Adem**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the

File Number 2016-01278, Brian Adem

criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Adem's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

In the matter of **File Number 2016-01556, Ann Marie Camden**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Camden's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

File Number 2016-01556, Ann Marie Camden

In the matter of **File Number 2016-01003, Sharon Montgomery**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Grimsley and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Ms. Montgomery's application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Noonan and Odems.

File Number 2016-01003, Sharon Montgomery

As the presiding Board member, Ms. Ferebee did not vote or participate in the discussion in this matter.

In the matter of **File Number 2016-01025, Lisa C. Korade**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Grimsley and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Ms. Korade's application for a real estate broker's

File Number 2016-01025, Lisa C. Korade

license. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Noonan and Odems.

As the presiding Board member, Ms. Ferebee did not vote or participate in the discussion in this matter.

In the matter of **File Number 2016-00794, Lakesha R. Brown**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. Lakesha Brown, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Ms. Brown's application for a real estate broker's license. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Noonan and Odems.

File Number 2016-00794, Lakesha R. Brown

As the presiding Board member, Ms. Ferebee did not vote or participate in the discussion in this matter.

In the matter of **File Number 2015-02071, Ken Reist Gehris**, the Board reviewed the Consent Order as seen and agreed to by Mr. Gehris. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Mr. Gehris admits to a violation of 18 VAC 135-20-260.7 (Count 1) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Noonan and Odems.

File Number 2015-02071, Ken Reist Gehris

As the Board member who reviewed the file, Ms. Ferebee did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-02314, Eric Won Cho**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Mr. Hoover and seconded by Mr. Odems to accept a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations and a violation of 18 VAC 135-20-

File Number 2014-02314, Eric Won Cho

260.11 (Count 2) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Noonan and Odems. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose license revocation for the violations in Counts 1 and 2. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Noonan and Odems.

As the presiding Board member, Ms. Ferebee did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-02989, Angela Nicole Dunlap, t/a Angela Dunlap**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Grimsley and seconded by Ms. Noonan to accept a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Noonan and Odems. A motion was made by Ms. Grimsley and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$500.00 for the violation contained in Count 1, for a total of \$500.00. In addition, for the violation of Count 1, Dunlap shall be placed on probation and required to complete three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts. Such course(s) shall be completed in a classroom. Further, Dunlap shall provide evidence acceptable to the Board that Dunlap has successfully completed the course(s) within six (6) months of the effective date of the order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of the license. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Noonan and Odems.

File Number 2014-02989, Angela Nicole Dunlap, t/a Angela Dunlap

As the presiding Board member, Ms. Ferebee did not vote or participate in the discussion in this matter.

In the matter of **File Number 2015-01484, Justin Scango**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding to close the file with a finding of no violation of 18 VAC 135-20-300.6 of the Board's 2008 Regulations. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover and Noonan.

File Number 2015-01484, Justin Scango

As the presiding Board member and the Board member who reviewed the file, Ms. Ferebee and Mr. Odems did not vote or participate in the discussion in this matter.

In the matter of **File Number 2015-01365, Henry Shuaihan Wang**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Grimsley and seconded by Ms. Noonan to accept a violation of 18 VAC 135-20-260.10 (Count 1) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover and Noonan. A motion was made by Ms. Grimsley and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$2,500.00 for the violation contained in Count 1, for a total of \$2,500.00. In addition, for the violation of Count 1, Wang's license shall be placed on probation for a period of three (3) years. Wang and his broker shall conduct monthly in person meetings. Wang shall provide evidence of those meetings on a quarterly basis for the duration of Wang's three year probation period. Pursuant to his probation, Wang shall also be required to complete nine (9) classroom hours of Board-approved continuing education consisting of three (3) hours of Ethics and Standards of Conduct, three (3) hours of Legal Updates, and three (3) hours of Real Estate Contracts. Such course(s) shall be completed in a classroom. Further, Wang shall provide evidence acceptable to the Board that Wang has successfully completed the course(s) within six (6) months of the effective date of the order. The above-referenced continuing education hours will not count towards any

File Number 2015-01365, Henry Shuaihan Wang

continuing education requirements, if applicable, for renewal, reinstatement, or activation of the license. Completion of the education component of Wang's probation does not end Wang's probation or relieve Wang from his quarterly reporting requirements. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover and Noonan.

As the presiding Board member and the Board member who reviewed the file, Ms. Ferebee and Mr. Odems did not vote or participate in the discussion in this matter.

In the matter of **File Number 2015-00866, Paultre A. Desrosiers, t/a Paul Desrosiers**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Grimsley and seconded by Ms. Noonan to accept a violation of 18 VAC 135-20-310.2 (Count 1) of the Board's 1999 Regulations. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Noonan and Odems. A motion was made by Ms. Grimsley and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$1,000.00 for the violation contained in Count 1, for a total of \$1,000.00. In addition, for the violation of Count 1, Desrosiers' license shall be placed on probation and be required to complete three (3) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts. Such course(s) shall be completed in a classroom. Further, Desrosiers shall provide evidence acceptable to the Board that Desrosiers has successfully completed the course(s) within six (6) months of the effective date of the order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of the license. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Noonan and Odems.

File Number 2015-00866, Paultre A. Desrosiers, t/a Paul Desrosiers

As the presiding Board member, Ms. Ferebee did not vote or participate in the discussion in this matter.

In the matter of **File Number 2016-00330, Virginia Real Estate Transaction Recovery Act Claim of Michael Kanady and Mary Kloss (Claimants) and Ronald Scott Bennett (Regulant)**, the Board reviewed the record, which consisted of the claim review file and the Recovery Act claim form and review. A motion was made by Ms. Noonan and seconded by Mr. Hoover to adopt the recommendation to approve payment in the amount of \$12,310.00. The motion passed unanimously. Members voting "Yes" were Elias, Funkhouser, Grimsley, Hoover, Noonan and Odems.

File Number 2016-00330, Virginia Real Estate Transaction Recovery Act Claim of Michael Kanady and Mary Kloss (Claimants) and Ronald Scott Bennett (Regulant)

As the presiding Board member, Ms. Ferebee did not vote or participate in the discussion in this matter.

In the matter of **File Number 2016-01163, Gunther Viscarra**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Mr. Viscarra's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Noonan and Odems.

File Number 2016-01163, Gunther Viscarra

As the presiding Board member, Ms. Grimsley did not vote or participate in the discussion in this matter.

In the matter of **File Number 2016-01082, Lauri Giles**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. Lauri Giles, applicant, was present and addressed the Board. A motion was made by Ms. Noonan and seconded by Mr. Odems to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, approve Ms. Giles' application for a real estate salesperson's license subject to the following conditions: 1) Giles' salesperson license be placed on probation for a period of two years during which time Giles and her principal broker shall provide quarterly reports to the Board that Giles is in compliance with the regulations of the

File Number 2016-01082, Lauri Giles

Board. 2) Giles shall be placed on probation and required to complete two (2) classroom hours of Board-approved continuing education pertaining to Legal Updates. Such course(s) shall be completed in a classroom. Further, Giles shall provide evidence acceptable to the Board that Giles has successfully completed the course(s) within six (6) months of the effective date of the licensure agreement. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license. Giles license shall be suspended if Giles does not provide evidence acceptable to the Board that Giles has successfully completed the course(s) within six (6) months of the effective date of the licensure agreement. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Noonan and Odems.

As the presiding Board member, Ms. Grimsley did not vote or participate in the discussion in this matter.

In the matter of **File Number 2016-00245, Kelli R. Walker**, the Board reviewed the Consent Order as seen and agreed to by Ms. Walker. A motion was made by Mr. Elias and seconded by Mr. Odems to accept the proposed Consent Order offer wherein Ms. Walker admits to a violation of 18 VAC 135-20-260.10 (Count 1) of the Board's 2003 Regulations and agrees to a monetary penalty of \$250.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$400.00. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Noonan and Odems.

File Number 2016-00245, Kelli R. Walker

As the Board member who reviewed the file, Ms. Grimsley did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-01002, Hue M. Ho**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Ferebee and seconded by Mr. Elias to accept a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations and a violation of 18 VAC 135-20-260.11 (Count 2) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Elias,

File Number 2014-01002, Hue M. Ho

Ferebee, Funkhouser, Hoover, Noonan and Odems. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$500.00 for the violation contained in Count 1, \$500.00 for the violation contained in Count 2, for a total of \$1,000.00. The Board also imposes the following sanctions: For the violations of Count 1 and Count 2, license revocation. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Noonan and Odems.

As the presiding Board member, Ms. Grimsley did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-01798, Chong Tae Cho**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations and a violation of 18 VAC 135-20-260.11 (Count 2) of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Noonan and Odems. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose a monetary penalty of \$1,100.00 for the violation contained in Count 1, \$1,650.00 for the violation contained in Count 2, for a total of \$2,750.00. The Board also imposes the following sanctions: For the violations of Count 1 and Count 2, license revocation. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Noonan and Odems.

File Number 2014-01798, Chong Tae Cho

As the presiding Board member, Ms. Grimsley did not vote or participate in the discussion in this matter.

In the matter of **File Number 2016-01014, James S. Campbell**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. James S. Campbell, applicant, was present and addressed the

File Number 2016-01014, James S. Campbell

Board. A motion was made by Ms. Grimsley and seconded by Ms. Noonan to deny Mr. Campbell's application based upon the record. After review of the testimony and documentation presented by Campbell, the Board is of the opinion that Campbell does not meet the requirements of being actively engaged in real estate activities for the 36 of the last 48 months. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover and Noonan.

As the presiding Board member, Mr. Odems did not vote or participate in the discussion in this matter.

In the matter of **File Number 2016-01220, Mary Elizabeth Rohrbach, t/a Mimi Rohrbach Carmichael**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. Mary Elizabeth Rohrbach, applicant, was present and addressed the Board. A motion was made by Ms. Grimsley and seconded by Ms. Noonan to deny Ms. Rohrbach's application based upon the record. After review of the testimony and documentation presented by Rohrbach, the Board is of the opinion that Rohrbach does not meet the requirements of being actively engaged in real estate activities for the 36 of the last 48 months. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover and Noonan.

File Number 2016-01220, Mary Elizabeth Rohrbach, t/a Mimi Rohrbach Carmichael

As the presiding Board member, Mr. Odems did not vote or participate in the discussion in this matter.

In the matter of **File Number 2015-02306, Danny Xu Zhao**, the Board reviewed the Consent Order as seen and agreed to by Mr. Zhao. A motion was made by Ms. Ferebee and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Mr. Zhao admits to a violation of 18 VAC 135-20-260.5 (Count 1) of the Board's 2003 Regulations, and agrees to \$150.00 in Board costs, for a total of \$150.00. In addition, for violation of Count 1, Zhao agrees to revocation of his license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover and Noonan.

File Number 2015-02306, Danny Xu Zhao

As the Board member who reviewed the file, Mr. Odems did

not vote or participate in the discussion in this matter.

In the matter of **File Number 2015-02308, Danny Xu Zhao**, the Board reviewed the Consent Order as seen and agreed to by Mr. Zhao. A motion was made by Ms. Ferebee and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Mr. Zhao admits to a violation of 18 VAC 135-20-260.5 (Count 1) of the Board's 2003 Regulations, and agrees to \$150.00 in Board costs, for a total of \$150.00. In addition, for violation of Count 1, Zhao agrees to revocation of his license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover and Noonan.

File Number 2015-02308, Danny Xu Zhao

As the Board member who reviewed the file, Mr. Odems did not vote or participate in the discussion in this matter.

In the matter of **File Number 2015-01622, Laura Johnson Ruff**, the Board reviewed the Consent Order as seen and agreed to by Ms. Ruff. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Ms. Ruff admits to a violation of 18 VAC 135-20-260.10 (Count 1) of the Board's 2003 Regulations and agrees to a monetary penalty of \$1,500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$1,650.00. In addition, for violation of Count 1, Ruff agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover and Noonan.

File Number 2015-01622, Laura Johnson Ruff

As the Board member who reviewed the file, Mr. Odems did not vote or participate in the discussion in this matter.

In the matter of **File Number 2014-03023, Su Lee**, the Board reviewed the record which consisted of the investigative file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding Board member. A motion was

File Number 2014-03023, Su Lee

made by Ms. Ferebee and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding to close the file with a finding of no violation of 18 VAC 135-20-260.11 of the Board's 2003 Regulations. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover and Noonan.

As the presiding Board member Mr. Odems did not vote or participate in the discussion in this matter.

In the matter of **File Number 2016-00098, Charles T. Seay, III., t/a Chad Seay**, the Board reviewed the Consent Order as seen and agreed to by Mr. Seay. A motion was made by Mr. Hoover and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Seay admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia*, and a violation of 18 VAC 135-20-310.2 (Count 2) of the Board's 1999 Regulations, and agrees to a monetary penalty of \$500.00 for the violation of Count 1, \$600.00 for the violation of Count 2, as well as \$150.00 in Board costs, for a total of \$1,250.00. In addition, for violation of Count 1, Seay agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. Further, for violation of Count 2, Seay agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Real Estate Agency and provide proof of attendance and successful completion within six (6) months of the effective date of the order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Grimsley, Noonan and Odems.

File Number 2016-00098, Charles T. Seay, III., t/a Chad Seay

In the matter of **File Number 2015-03115, Vera A. Fuller, t/a Vera Fuller**, the Board reviewed the Consent Order as seen and agreed to by Ms. Fuller. A motion was made by Ms. Ferebee and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Ms. Fuller admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and agrees to a monetary penalty of \$500.00, as well as \$150.00

File Number 2015-03115, Vera A. Fuller, t/a Vera Fuller

in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Fuller agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of a license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Grimsley, Noonan and Odems.

In the matter of **File Number 2015-03081, Nora Alejandra Ortiz De Lopez Del Pino, t/a Nora Alejandra Lopez**, the Board reviewed the Consent Order as seen and agreed to by Ms. Lopez. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Ms. Lopez admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Ortiz De Lopez Del Pino agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Grimsley, Noonan and Odems.

File Number 2015-03081, Nora Alejandra Ortiz De Lopez Del Pino, t/a Nora Alejandra Lopez

In the matter of **File Number 2015-02884, Christen M. Campbell**, the Board reviewed the Consent Order as seen and agreed to by Ms. Campbell. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Ms. Campbell admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in

File Number 2015-02884, Christen M. Campbell

Board costs, for a total of \$650.00. In addition, for violation of Count 1, Campbell agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Grimsley, Noonan and Odems.

In the matter of **File Number 2015-02791, Miguel A. Correa, Sr.**, the Board reviewed the Consent Order as seen and agreed to by Mr. Correa. A motion was made by Ms. Grimsley and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Mr. Correa admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Correa agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Grimsley, Noonan and Odems.

File Number 2015-02791, Miguel A. Correa, Sr.

In the matter of **File Number 2015-02696, Mark Vasken Moomjian**, the Board reviewed the Consent Order as seen and agreed to by Mr. Moomjian. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Mr. Moomjian admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations, and a violation of 18 VAC 135-20-300.7 (Count 2) of the Board's 2008 Regulations, and agrees to a monetary penalty of \$500.00 for the violation of Count 1, \$600.00 for the violation of Count 2, as well as \$150.00 in

File Number 2015-02696, Mark Vasken Moomjian

Board costs, for a total of \$1,250.00. In addition, for violation of Count 1, Moomjian agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Grimsley, Noonan and Odems.

In the matter of **File Number 2015-02647, Wendy Ann Thrane**, the Board reviewed the Consent Order as seen and agreed to by Ms. Thrane. A motion was made by Ms. Ferebee and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Ms. Thrane admits to a violation of 18 VAC 135-20-270.3 (Count 1) of the Board's 2003 Regulations and agrees to a monetary penalty of \$1,050.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$1,200.00. In addition, for violation of Count 1, Thrane agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Ethics and Standards of Conduct and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Grimsley, Noonan and Odems.

File Number 2015-02647, Wendy Ann Thrane

In the matter of **File Number 2015-02519, Lewis E. Barker**, the Board reviewed the Consent Order as seen and agreed to by Mr. Barker. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Barker admits to a violation of §54.1-2133.A.4 (Count 1) of the *Code of Virginia*, a violation of §54.1-2133.A.2.b (Count 2) of the *Code of Virginia*, a violation of §54.1-2135.E (Count 3) of the *Code of Virginia*, and agrees to a monetary penalty of \$1,400.00 for the violation of Count 1, \$500.00 for the violation of Count 2, and \$450.00 for the

File Number 2015-02519, Lewis E. Barker

violation of Count 3, as well as \$150.00 in Board costs, for a total of \$2,500.00. In addition, for violation of Count 1, Barker agrees to complete at least two (2) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Grimsley, Noonan and Odems.

In the matter of **File Number 2015-02304, Theresa Walker Newsome, t/a Theresa W. Newsome**, the Board reviewed the Consent Order as seen and agreed to by Ms. Newsome. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Newsome admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Newsome agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Grimsley, Noonan and Odems.

File Number 2015-02304, Theresa Walker Newsome, t/a Theresa W. Newsome

In the matter of **File Number 2015-02025, Michael David Daugherty**, the Board reviewed the Consent Order as seen and agreed to by Mr. Daugherty. A motion was made by Ms. Grimsley and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Mr. Daugherty admits to a violation of 18 VAC 135-20-310.2 (Count 1) of the Board's 1999 Regulations and agrees to a monetary penalty of \$650.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$800.00. In addition, for violation of Count 1,

File Number 2015-02025, Michael David Daugherty

Daugherty agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Grimsley, Noonan and Odems.

In the matter of **File Number 2015-01955, Allan Binford Cook, t/a Ford Cook**, the Board reviewed the Consent Order as seen and agreed to by Mr. Cook. A motion was made by Ms. Noonan and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Mr. Cook admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Cook agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Grimsley, Noonan and Odems.

File Number 2015-01955, Allan Binford Cook, t/a Ford Cook

In the matter of **File Number 2015-01476, Gilbert W. Lord**, the Board reviewed the Consent Order as seen and agreed to by Mr. Lord. A motion was made by Ms. Grimsley and seconded by Ms. Ferebee to accept the proposed Consent Order offer wherein Mr. Lord admits to a violation of 18 VAC 135-20-180.B.1.a (Count 1) of the Board's 2008 Regulations and agrees to a monetary penalty of \$500.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$650.00. In addition, for violation of Count 1, Lord agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Escrow Management and

File Number 2015-01476, Gilbert W. Lord

provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Grimsley, Noonan and Odems.

In the matter of **File Number 2015-01207, Tracey Eugene Vinson**, the Board reviewed the Consent Order as seen and agreed to by Mr. Vinson. A motion was made by Ms. Ferebee and seconded by Mr. Hoover to accept the proposed Consent Order offer wherein Mr. Vinson admits to a violation of §54.1-2132.A.4 (Count 1) of the *Code of Virginia* and agrees to a monetary penalty of \$450.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$600.00. In addition, for violation of Count 1, Vinson agrees to complete at least three (3) classroom hours of Board-approved continuing education pertaining to Real Estate Contracts and provide proof of attendance and successful completion within six (6) months of the effective date of the Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Grimsley, Noonan and Odems.

File Number 2015-01207, Tracey Eugene Vinson

In the matter of **File Number 2014-01068, Jaerye Park**, the Board reviewed the Consent Order as seen and agreed to by Ms. Park. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the proposed Consent Order offer wherein Ms. Park admits to a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations, and a violation of 18 VAC 135-20-260.11 (Count 2) of the Board's 2003 Regulations, and agrees to a monetary penalty of \$1,100.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$1,250.00. In addition, for violation of Counts 1 and 2, Park agrees to revocation of her license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Grimsley, Noonan and Odems.

File Number 2014-01068, Jaerye Park

In the matter of **File Number 2014-01062, Tae Seon Park**, the Board reviewed the Consent Order as seen and agreed to by Mr. Park. Tae Seon Park, respondent, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the proposed Consent Order offer wherein Mr. Park admits to a violation of 18 VAC 135-20-260.1 (Count 1) of the Board's 2003 Regulations, and a violation of 18 VAC 135-20-260.11 (Count 2) of the Board's 2003 Regulations, and agrees to a monetary penalty of \$1,100.00 for the violation of Count 1, as well as \$150.00 in Board costs, for a total of \$1,250.00. In addition, for violation of Counts 1 and 2, Park agrees to revocation of his license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Hoover, Grimsley, Noonan and Odems.

File Number 2014-01062, Tae Seon Park

In the matter of **File Number 2016-01279, Angela Kaniecki**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Angela Kaniecki, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Noonan to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Kaniecki's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

File Number 2016-01279, Angela Kaniecki

In the matter of **File Number 2016-01280, Marsha Romero**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. Marsha Romero, applicant, was present and addressed the Board. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Ms. Romero's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

File Number 2016-01280, Marsha Romero

In the matter of **File Number 2016-00955, Nicholas Bush**, the Board reviewed the record which consisted of the application file, transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference of the presiding officer. A motion was made by Mr. Hoover and seconded by Ms. Ferebee to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and, after consideration of the criteria contained in § 54.1-204.B of the *Code of Virginia* approve Mr. Bush's application for a real estate salesperson's license. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

File Number 2016-00955, Nicholas Bush

Ms. Martine gave the Board a regulatory review update. A motion was made by Mr. Hoover and seconded by Ms. Noonan to retain as is the Real Estate regulations, the Public Participant Guidelines regulations and the Fair Housing regulations pursuant to the Periodic Review of Regulations. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

Administrative Issues

A motion was made by Mr. Hoover and seconded by Ms. Ferebee to adopt the following resolution to honor the years of dedicated service by former Board Member Jennifer B. Boysko to the Board:

Resolution

RESOLUTION IN HONOR OF

Jennifer B. Boysko

WHEREAS, **Jennifer B. Boysko**, has faithfully and diligently served as a member of the Real Estate Board since 2014; and

WHEREAS, **Jennifer B. Boysko**, has devoted generously of her time, talent and leadership to the Board; and

WHEREAS, **Jennifer B. Boysko**, has endeavored at all times to render decisions with fairness, good judgment, and in the best interest of the Board; and

WHEREAS, the Real Estate Board wishes to acknowledge its gratitude and deepest appreciation for devoted service of a

person who is held in high esteem by the members of the Board and the citizens of the Commonwealth.

NOW THEREFORE BE IT RESOLVED, by the Real Estate Board this twenty-first day of January, 2016 that **Jennifer B. Boysko** be given all honors and respect due her for her outstanding service to the Commonwealth and its citizens and the Real Estate Board; and

BE IT FURTHER RESOLVED, that this Resolution be presented to her and be made a part of the official minutes of the Board so that all may know of the high regard in which she is held.

The motion passed unanimously. Member voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

The Board reviewed the report from the January 20, 2016, Real Estate Board Education Committee meeting. A motion was made by Mr. Hoover and seconded by Ms. Grimsley to approve the Education Committee meeting minutes. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.

Education

A motion was made by Ms. Ferebee and seconded by Mr. Odems to rescind the Guidance Document on Transfer of Active Licenses. The motion passed unanimously. Members voting "Yes" were Elias, Ferebee, Funkhouser, Grimsley, Hoover, Noonan and Odems.


New Business

There being no further business, the Board adjourned at 10:31 A.M.

Adjourn



Sandee Ferebee, Vice-Chair



Jay W. DeBoer, Secretary

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Catherine M. Noonan
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: January 21, 2016
(Date)

5. I have a personal interest in the following transaction:

7. 2016-00782 - Joseph Beran
(Agenda Item) Professional

Nature of Personal Interest Affected by Transaction: Relationship
w/ Beran Group

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

Long & Foster, Realtors - Beran

I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6. I **do not** have a personal interest in any transactions taken at this meeting.

Catherine M. Noonan
Signature

1/21/16
Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name: Lynn G. Grimsley
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: January 21, 2016
(Date)

5. I have a personal interest in the following transaction:

_____ (Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6. I do not have a personal interest in any transactions taken at this meeting.

Lynn Grimsley
Signature

1/21/16
Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name: Antonio Elias
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: January 21, 2016
(Date)

5. I have a personal interest in the following transaction:

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6. I do not have a personal interest in any transactions taken at this meeting.

A. M. Elias
Signature

21 JAN. 2016
Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name: Sandra Ferebee
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: January 21, 2016
(Date)

5. I have a personal interest in the following transaction:

_____ (Agenda Item)

Nature of Personal Interest Affected by Transaction: _____


I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6. I do not have a personal interest in any transactions taken at this meeting.



Signature

1-21-16

Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name: Lee Odems
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: January 21, 2016
(Date)


5. I have a personal interest in the following transaction:

_____ (Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

- I am able to participate in this transaction fairly, objectively, and in the public interest.
- or
- I did not participate in the transaction.
6. I **do not** have a personal interest in any transactions taken at this meeting.



Signature

1-21-2016
Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name: Joe Funkhouser
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: January 21, 2016
(Date)

5. I have a personal interest in the following transaction:

_____ (Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6. I **do not** have a personal interest in any transactions taken at this meeting.


Signature

1-21-16
Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name: Steve Hoover
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Board
(Name of Board)
4. Meeting/IFF Date: January 21, 2016
(Date)

5. I have a personal interest in the following transaction:

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____


I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

6. I do not have a personal interest in any transactions taken at this meeting.


Signature

1/21/16
Date