

REAL ESTATE APPRAISER BOARD

MINUTES OF MEETING

June 29, 2022

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

Rickey Stuchell, Chair
Kelvin Bratton, Vice-Chair
Mark Chapin
H. Glenn James
Jason Inge
Heather Placer Mull
Pieri Burton
Jean Gannon

Board members Todd Canterbury and Boyd Allison were not present for the meeting.

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

Demetrios J. Melis, Director
Kishore Thota, Chief Deputy Director
Tom Payne, Deputy Director
Christine Martine, Executive Director
Amy Goobic, Executive Assistant

Jim Flaherty from the Office of the Attorney General was present.

Mr. Stuchell called the meeting to order at 10:08 A.M.

Call to Order

A motion was made by Mr. James and seconded by Mr. Inge to approve the agenda. The motion passed unanimously. Members voting "Yes" were Bratton, Burton, Chapin, Gannon, Inge, James, Mull and Stuchell.

Approval of Agenda

A motion was made by Mr. Bratton and seconded by Mr. James to approve the February 8, 2022, Real Estate Appraiser Board minutes. The motion passed unanimously. Members voting "Yes" were Bratton, Burton, Chapin, Gannon, Inge, James, Mull and Stuchell.

Approval of Minutes

Ms. Martine welcomed and introduced new Board members

New Board Member

Jean Gannon and Pieri Burton.

Pat Turner, Real Estate Appraiser, was present to address the Board. Mr. Turner discussed the requirement by Freddie Mac and Fannie Mae to use hybrid appraisals. These appraisals would have a physical inspection done by a third party, which would then leave the appraiser responsible for the work done by the third party. Mr. Turner is recommending Virginia prepare a statement similar to the one sent out by the Maryland Commission of Real Estate Appraisers, Appraisal Management Companies and Home Inspectors.

Mack Strickland, Real Estate Appraiser, was present to address the Board. Mr. Strickland also commented on the hybrid appraisals.

Mr. Bratton was recused.

In the matter of **File Number 2022-01454, Maselah Surmaty**, the Board reviewed the Consent Order as seen and agreed to by Mr. Surmaty. A motion was made by Mr. Inge and seconded by Ms. Mull to accept the proposed Consent Order offer wherein Mr. Surmaty admits to a violation of 18 VAC 130-20-180.M.4 (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 130-20-180.M.5 (Count 2) of the Board's 2015 Regulations. There was no monetary penalty for the violation contained in Count 1, Mr. Surmaty agrees to a monetary penalty of \$250.00 for the violation contained in Count 2, and \$150.00 in Board costs, for a total of \$400.00. The motion passed unanimously. Members voting "Yes" were Burton, Chapin, Gannon, Inge, James, Mull and Stuchell. As the reviewing Board member, Mr. Bratton was not present for the discussion or vote.

Mr. Bratton returned to the meeting.

In the matter of **File Number 2022-01677, Christopher James Allard**, the Board reviewed the application file, the transcript, and exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding

Introductions

Public Comment

Recusal of Board Member

File Number 2022-01454, Maselah Surmaty t/a Maz Surmaty

Return of Board Member

File Number 2022-01677, Christopher James Allard

Conference of the presiding officer. Christopher James Allard, applicant, was present and addressed the Board. A motion was made by Ms. Gannon and seconded by Mr. Inge to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to approve Mr. Allard's application for a Certified General Real Estate Appraiser license. The motion passed by majority vote. Members voting "Yes" were Bratton, Burton, Chapin, Gannon, Inge, Mull and Stuchell. Mr. James abstained.

Mr. Stuchell and Mr. James were recused. Position of Chair transferred to Mr. Bratton.

In the matter of **File Number 2022-00504, Robert Warren Dawson, Jr.**, 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. Chapin and seconded by Mr. Inge to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to find a violation of 18 VAC 130-20-180.E (Count 1) of the Board's 2015 Regulations, and a violation of 18 VAC 130.20.180.E (Count 4) of the Board's 2015 Regulations. As to Counts 2 and 3, the Board closes these with findings of no violation. The motion passed unanimously. Members voting "Yes" were Bratton, Burton, Chapin, Gannon, Inge, and Mull.

A motion was made by Mr. Chapin and seconded by Ms. Mull to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and impose a monetary penalty of \$250.00 for the violation contained in Count 1, and \$250.00 for the violation contained in Count 4, for a total of \$500.00. The motion passed unanimously. The motion passed unanimously. Members voting "Yes" were Bratton, Burton, Chapin, Gannon, Inge, and Mull.

As the presiding Board member, and Board member who reviewed the file, Mr. Stuchell and Mr. James were not present for the discussion or vote.

**Recusal of Board
Members and
Transfer of Chair**

**File Number 2022-
00504, Robert Warren
Dawson, Jr.**

Mr. Stuchell and Mr. James returned to the meeting. Mr. Stuchell resumed position of Chair.

**Return of Board
Members and Transfer
of Chair**

The Board reviewed the Board financial statement as presented. No action was taken by the Board.

Administrative Issues

Board members were provided a copy of the board roster. Ms. Martine asked Board members to make any corrections and return to Ms. Goobic.

Ms. Martine reported on HB 284 which requires a minimum of two hours continuing education on fair housing and appraisal bias. She stated that the bill has a one year delayed enactment. Ms. Martine also informed the Board that a Regulatory Review Committee will start when the Governor's Executive Order for Regulatory Reduction is signed.

Ms. Martine asked for Board members to serve on a committee for the continuing education issue. Mr. James, Mr. Bratton, Mr. Stuchell and Ms. Gannon volunteered. Ms. Martine will contact the committee members regarding a meeting date.

Discussion was held on the hybrid appraisal. Mr. Stuchell inquired if anyone had personal knowledge of how it works. Mr. Chapin stated that he had seen demonstrations, and that the technology, now a few years in existence, continued to mature. Chapin commented on the need for credentialed third party inspectors (licensed Realtor, Appraiser, Home Inspector, Contractor / err- an individual with knowledge of real estate) as that would bona fi the overall process and reduce exposure and/ or any perceived liability to all parties involved.


New Business

Mr. James suggested reviewing the previous Guidance Document on hybrid appraisals and perhaps making amendments. Mr. Stuchell requested the current Guidance Document be sent to Board members for review and discussion at the October 18, 2022, Board meeting.

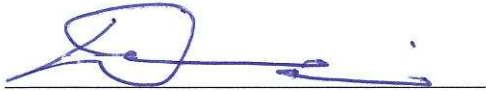
Mr. James commented on an article on a Virginia licensed AMC that changed owner, and the new owner lived outside the US. Ms. Martine stated that an AMC is required to inform

the Board of change in ownership within 30 days.

There being no further business, the meeting adjourned at **Adjourn**
10:46 A.M.



Rickey Stuchell, Chair



Demetrios J. Melis, Secretary

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

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Jean Gannon
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Appraiser Board
(Name of Board)
4. Meeting/IFF Date: June 29, 2022
(Date)

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

N/A
(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

N/A

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

N/A

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.

Jean M. Gannon
Signature

6/29/2022
Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Kelvin Bratton
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Appraiser Board
(Name of Board)
4. Meeting/IFF Date: June 29, 2022
(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

 6/29/2022
Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Mark Chapin
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Appraiser Board
(Name of Board)
4. Meeting/IFF Date: June 29, 2022
(Date)

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

N/A
(Agenda Item)

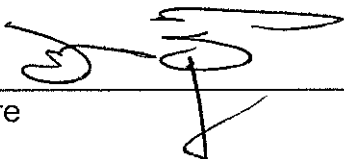
Nature of Personal Interest Affected by Transaction: _____

N/A

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

N/A

- 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

6/29/22
Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: H. Glenn James
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Appraiser Board
(Name of Board)
4. Meeting/IFF Date: June 29, 2022
(Date)

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

NONE
(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

NONE

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

Certified General Real Estate Appraiser

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.

H. Glenn James
Signature

29 June 2022
Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Jason Inge
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Appraiser Board
(Name of Board)
4. Meeting/ITF Date: June 29, 2022
(Date)

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

n/a

(Agenda Item)

Nature of Personal Interest Affected by Transaction: n/a

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

n/a

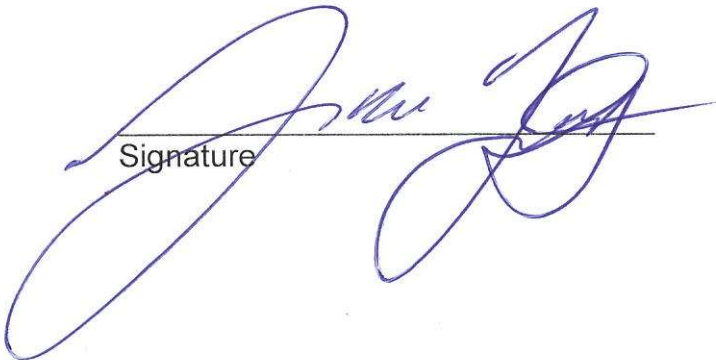
I am able to participate in this transaction fairly, objectively, and in the public interest.

or

I did not participate in the transaction.

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

Signature



Date

6/29/22

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Richard "Rickey" D. Stuchell
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Appraiser Board
(Name of Board)
4. Meeting/IGF Date: June 29, 2022
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

6/29/22

Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Heather Placer Mull
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Appraiser Board
(Name of Board)
4. Meeting/IFF Date: June 29, 2022
(Date)

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

n/a
(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

n/a

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

n/a

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

6/29/22
Date