

Melton to approve the Agenda. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Ginnell, Howard, Melton, Murphy, Stevens, and Wilson.

A motion was made by Mr. Boynton and seconded by Mr. Stevens to approve the December 9, 2014, Fair Housing Board Meeting minutes. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Ginnell, Howard, Melton, Murphy and Stevens. Ms. Wilson abstained from discussion or voting in this matter.

Helen Hardiman, Director of Fair Housing with H.O.M.E., updated the Board on current and future H.O.M.E. endeavors.

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

Erica Woods-Warrior arrived at 10:02 A.M.

In the matter of **FHB File Number 2015-01219, Karen Garnett v. Fore Courthouse Seniors, LP, and Fore Property Company**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Recommendation and supplemental Final Investigative Report. Karen Garnett, complainant, was present and addressed the Board. A motion was made by Mr. Boynton and seconded by Ms. Woods-Warrior to close the case with a finding of no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Ginnell, Howard, Melton, Murphy, Stevens, Wilson and Woods-Warrior.

In the matter of **FHB File Number 2014-00021, Amil Turakhia v. Belmeade at Ridgely Manor Condominium Association, Inc. Cortney Bright, Billy Ballou and Community Group, Inc.**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis, supplemental Final Investigative Report and Recommendation and Official Consultation Memorandum from the Office of the Attorney General. Jeffrey Hunn, attorney for the respondents, was present and addressed the Board. A motion was made by Mr. Boynton and seconded by Ms. Broady-Myers to find no reasonable cause that

Minutes

Public Comment

**Fair Housing
Administrator's Report**

Arrival of Board Member

FHB File Number 2015-01219, Karen Garnett v. Fore Courthouse Seniors, LP, and Fore Property Company

FHB File Number 2014-00021, Amil Turakhia v. Belmeade at Ridgely Manor Condominium Association, Inc. Cortney Bright, Billy Ballou and Community Group, Inc.

respondents engaged in discriminatory terms and conditions based upon color and/or national origin. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Ginnell, Howard, Melton, Murphy, Stevens and Woods-Warrior. Ms. Wilson abstained from voting in this matter due to a potential conflict of interest.

A motion was made by Ms. Woods-Warrior and seconded by Mr. Stevens to find reasonable cause that the respondents discriminated against the complainant by enforcing different terms and conditions in regard to the use of common areas based upon familial status. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Ginnell, Howard, Melton, Murphy, Stevens and Woods-Warrior. Ms. Wilson abstained from voting in this matter due to a potential conflict of interest.

A motion was made by Mr. Boynton and seconded by Ms. Woods-Warrior to find reasonable cause that the respondents discriminated against the complainant by interfering with the complainant's fair housing rights based upon familial status. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Ginnell, Howard, Melton, Murphy, Stevens and Woods-Warrior. Ms. Wilson abstained from voting in this matter due to a potential conflict of interest.

A motion was made by Mr. Boynton and seconded by Mr. Ginnell to find no reasonable cause that Cortney Bright engaged in any discriminatory conduct in her individual capacity. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Ginnell, Howard, Melton, Murphy, Stevens and Woods-Warrior. Ms. Wilson abstained from voting in this matter due to a potential conflict of interest.

In the matter of **FHB File Number 2014-02342, Jeffrey and Michelle Croniser v. Belmeade at Ridgely Manor Condominium Association, Inc. and Billy Ballou**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Recommendation and Official Consultation Memorandum from the Office of the Attorney General. Jeffrey Croniser, complainant, and Jeffrey Hunn, attorney for the

FHB File Number 2014-02342, Jeffrey and Michelle Croniser v. Belmeade at Ridgely Manor Condominium Association, Inc. and Billy Ballou

respondents, were present and addressed the Board. A motion was made by Mr. Boynton and seconded by Mr. Stevens to find reasonable cause that the respondents discriminated against the complainants by enforcing different terms and conditions in regard to the use of common areas based upon familial status. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Ginnell, Howard, Melton, Murphy, Stevens and Woods-Warrior. Ms. Wilson abstained from voting in this matter due to a potential conflict of interest.

A motion was made by Ms. Woods-Warrior and seconded by Mr. Boynton to find reasonable cause that the respondents discriminated against the complainants by interfering with the complainants' fair housing rights based upon familial status. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Ginnell, Howard, Melton, Murphy, Stevens and Woods-Warrior. Ms. Wilson abstained from voting in this matter due to a potential conflict of interest.

In the matter of **FHB File Number 2014-02363, Reed and Jill Stuart v. Belmeade at Ridgley Manor Condominium Association, Inc. and Billy Ballou**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Recommendation and Official Consultation Memorandum from the Office of the Attorney General. Jeffrey Hunn, attorney for the respondents, was present and addressed the Board. A motion was made by Mr. Boynton and seconded by Mr. Stevens to find reasonable cause that the respondents discriminated against the complainants by enforcing different terms and conditions in regard to the use of common areas based upon familial status. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Ginnell, Howard, Melton, Murphy, Stevens and Woods-Warrior. Ms. Wilson abstained from voting in this matter due to a potential conflict of interest.

FHB File Number 2014-02363, Reed and Jill Stuart v. Belmeade at Ridgley Manor Condominium Association, Inc. and Billy Ballou

A motion was made by Mr. Stevens and seconded by Mr. Boynton to find reasonable cause that the respondents discriminated against the complainants by interfering with the complainants' fair housing rights based upon familial status. The motion passed unanimously. Members voting

"Yes" were: Boynton, Broady-Myers, Ginnell, Howard, Melton, Murphy, Stevens and Woods-Warrior. Ms. Wilson abstained from voting in this matter due to a potential conflict of interest.

At 10:42 A.M., Mr. Murphy offered a motion which was seconded by Ms. Howard, that the Board meeting be recessed and that the Fair Housing Board immediately reconvene in closed meeting for the purpose of consultation with legal counsel and briefings by staff members pertaining to actual or probable litigation as permitted by §2.2-3711.A.7 of the *Code of Virginia*. The following non-members will be in attendance to reasonably aid the consideration of the topic: Tom Payne, Liz Hayes, Dominica McGowen and Jay DeBoer.

Closed Session

This motion is made with respect to the matter(s) identified as agenda item(s):

9. File No. 2014-00021 – Amil Turakhia v. Belmeade at Ridgely Manor Condominium Association, Inc. Cortney Bright, Billy Ballou and Community Group, Inc.;

10. File No. 2014-02342 – Jeffrey and Michelle Croniser v. Belmeade at Ridgely Manor Condominium Association, Inc. and Billy Ballou; and

11. File No. 2014-02363 – Reed and Jill Stuart v. Belmeade at Ridgely Manor Condominium Association, Inc. and Billy Ballou

At 10:57 A.M., a motion was made by Mr. Ginnell and seconded by Mr. Boynton that the Board reconvene in open session.

WHEREAS, the Fair Housing Board has convened a closed meeting on this date pursuant to an affirmative recorded vote in accordance with the provisions of the Virginia Freedom of Information Act; and

Certification

WHEREAS, §2.2-3712 of the *Code of Virginia* requires a certification by this Fair Housing Board that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Fair

Housing Board hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Fair Housing Board.

VOTE: 8-0

AYES: The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Ginnell, Howard, Melton, Murphy, Stevens and Woods-Warrior.

NAYS: None.

ABSENT DURING THE VOTE: Wilson.

ABSENT DURING THE MEETING: Lewis, Reisinger and Schaberg.

In the matter of **FHB File Number 2015-00941, Faith Hardy v. Fore Frontier Ridge, LP, dba Frontier Ridge Apartments**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Recommendation. A statement from Faith Hardy, complainant, was presented to the Board. A motion was made by Mr. Stevens and seconded by Ms. Wilson to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Ginnell, Howard, Melton, Murphy, Stevens, Wilson and Woods-Warrior.

FHB File Number 2015-00941, Faith Hardy v. Fore Frontier Ridge, LP, dba Frontier Ridge Apartments

In the matter of **FHB File Number 2015-00388, Terry Presmont v. United Dominion Realty, Inc. and United Dominion Realty, L.P.**, 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. Murphy to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Ginnell, Howard, Melton, Murphy, Stevens, Wilson and Woods-Warrior.

FHB File Number 2015-00388, Terry Presmont v. United Dominion Realty, Inc. and United Dominion Realty, L.P.

In the matter of **FHB File Number 2015-00597, Khudhur and Hadeel Ali v. Mosby Heights Associates II, LP, Mosby Heights Associates LP, Equity Management, Inc. and Angela Wiseman**, 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 Ms. Melton to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Ginnell, Howard, Melton, Murphy, Stevens, Wilson and Woods-Warrior.

FHB File Number 2015-00597, Khudhur and Hadeel Ali v. Mosby Heights Associates II, LP, Mosby Heights Associates LP, Equity Management, Inc. and Angela Wiseman

In the matter of **FHB File Number 2015-00608, Danielle Nichol Bonner v. Rodney Bywaters and Kay Partlow Bywaters et al ACP Trust #2**, the Board reviewed the record which consisted of the Final Investigative Report and Case Analysis and Recommendation, and a Supplemental Final Investigative Report. A motion was made by Mr. Boynton and seconded by Mr. Murphy to find no reasonable cause. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Ginnell, Howard, Melton, Murphy, Stevens, Wilson and Woods-Warrior.

FHB File Number 2015-00608, Danielle Nichol Bonner v. Rodney Bywaters and Kay Partlow Bywaters et al ACP Trust #2

In the matter of **FHB File Number 2014-03828, Kelvin Jackson v. Rosser, LLC, Stefanie Harris and Nationwide Property Management, Inc.**, a motion was made by Mr. Boynton and seconded by Ms. Woods-Warrior 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, Ginnell, Howard, Melton, Murphy, Stevens, Wilson and Woods-Warrior.

FHB File Number 2014-03828, Kelvin Jackson v. Rosser, LLC, Stefanie Harris and Nationwide Property Management, Inc.

In the matter of **FHB File Number 2015-01287, Ramgopal Madhula and Srilatha Aimala v. Culpeper Farms, LLC**, a motion was made by Mr. Boynton and seconded by Ms. Woods-Warrior 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, Ginnell, Howard, Melton, Murphy, Stevens, Wilson and Woods-Warrior.

FHB File Number 2015-01287, Ramgopal Madhula and Srilatha Aimala v. Culpeper Farms, LLC

In the matter of **FHB File Number 2014-03293, Housing Opportunities Made Equal of Virginia, Inc. v. BH**

FHB File Number 2014-03293, Housing

Media Group Holdings, Inc., a motion was made by Mr. Boynton and seconded by Ms. Woods-Warrior 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, Ginnell, Howard, Melton, Murphy, Stevens, Wilson and Woods-Warrior.

Opportunities Made Equal of Virginia, Inc. v. BH Media Group Holdings, Inc.

In the matter of **FHB File Number 2014-01663, Housing Opportunities Made Equal of Virginia, Inc. v. Carol J. Donaldson**, a motion was made by Ms. Wilson and seconded by Ms. Howard to refer the file to the Office of the Attorney General to enforce compliance with the terms of the conciliation agreement as agreed to by the respondent. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Ginnell, Howard, Melton, Murphy, Stevens, Wilson and Woods-Warrior.

FHB File Number 2014-01663, Housing Opportunities Made Equal of Virginia, Inc. v. Carol J. Donaldson

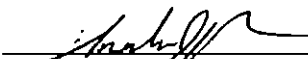
In the matter of **FHB File Number 2011-01585, Sophia Shelton v. Space Properties, Hopkins Land Company and Robert Owens**, a motion was made by Ms. Wilson and seconded by Ms. Howard to refer the file to the Office of the Attorney General to enforce compliance with the terms of the conciliation agreement as agreed to by the respondent. The motion passed unanimously. Members voting "Yes" were: Boynton, Broady-Myers, Ginnell, Howard, Melton, Murphy, Stevens, Wilson and Woods-Warrior.

FHB File Number 2011-01585, Sophia Shelton v. Space Properties, Hopkins Land Company and Robert Owens


Tom Payne gave the Board a litigation update.

Old Business

The Board adjourned at 11:34 A.M.



Andrew Reisinger, Vice-Chair



Jay DeBoer, Secretary

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

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

1. Name: Linda Broady-Myers
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: March 4, 2015
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

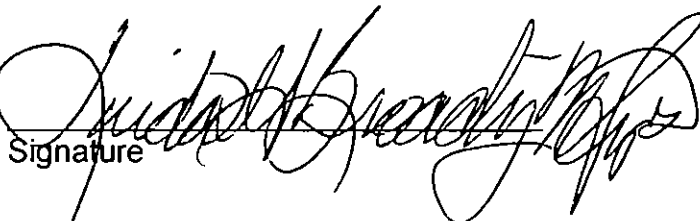
I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

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 

Date 3-4-15

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

-TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Bob Boynton
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: March 4, 2015
(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

3/4/2015
Date

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

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

1. Name: Myra Howard
(Name of Board Member)

2. Title: Board Member

3. Agency: Fair Housing Board
(Name of Board)

4. Meeting/IFF Date: March 4, 2015
(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.

Myra Howard
Signature

3.4.15
Date

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

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

1. Name: Erica Woods-Warrior
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: March 4, 2015
(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

3.4.15

Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Francis Stevens
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: March 4, 2015
(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.

Francis Stevens
Signature

3/4/15
Date

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Rosemary Wilson
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: March 4, 2015
(Date)

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

9, 10, 11
(Agenda Item)

Nature of Personal Interest Affected by Transaction: friends with

the developer, John Drayas and I believe the
condo association is managed by 1 of her companies.

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.

Rosemary Wilson
Signature

3/4/15
Date

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

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

1. Name: Jim Ginnell
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: March 4, 2015
(Date)

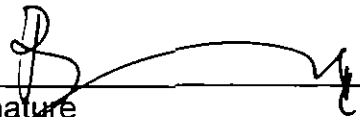
5. I have a personal interest in the following transaction:

(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

3/4/2015
Date

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

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

1. Name: Larry B. Murphy
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: March 4, 2015
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

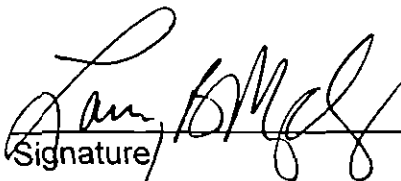
I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

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

3/4/15
Date

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

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

1. Name: Linda R. Melton
(Name of Board Member)
2. Title: Board Member
3. Agency: Fair Housing Board
(Name of Board)
4. Meeting/IFF Date: March 4, 2015
(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.

Linda R. Melton
Signature

March 4, 2015
Date