

1 COMMONWEALTH OF VIRGINIA  
DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATIONS  
2 VIRGINIA REAL ESTATE BOARD

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7 IN RE: PUBLIC HEARING ON THE PROPOSED AMENDMENTS

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BEFORE: CHRISTINE MARTINE

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AUGUST 1, 2007  
CONFERENCE ROOM 5-WEST  
3600 WEST BROAD STREET  
RICHMOND, VIRGINIA 23230  
10:00 A.M.

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18 IN RE: PUBLIC HEARING ON THE PROPOSED AMENDMENTS  
LICENSING REGULATIONS

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INGE SNEAD & ASSOCIATES, LTD.  
Registered Professional Reporters  
4444 Arrowhead Road  
Richmond, Virginia 23235  
TEL. (804) 272-7054 - FAX (804) 272-6006

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APPEARANCES

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## PRESIDING:

Christine Martine, Executive Director  
Virginia Real Estate Board  
Department of Professional and Occupational Regulation

## ALSO PRESENT:

Thomas Perry, Property Registration Administrator  
Virginia Real Estate Board  
Department of Professional and Occupational Regulation

## MEMBERS OF THE PUBLIC:

John Broadway  
Virginia Association of Realtors

Rob Bradham  
Alpha College of Real Estate

Billy Reid  
Moseley Flint

Deana Wilson  
Alpha College of Real Estate

Jim Young  
Viviana Hall

Other members of the public

SPEAKERS

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John Broadway.....5  
Rob Bradham.....6  
Billy Reid.....6

1 MS. MARTINE: Good morning. I am Christine  
2 Martine, Executive Director for the Virginia Real  
3 Estate Board.

4 This is a public hearing held in the Fifth  
5 Floor Conference Room of the Department of  
6 Professional and Occupational Regulation, located  
7 at 3600 West Broad Street in Richmond, Virginia.  
8 This hearing is being held to receive public  
9 comment on the proposed regulations to amend the  
10 Real Estate Board's licensing regulations.

11 Rules for this hearing:

12 Comments will be received from any member  
13 of the public and initial comments will be limited  
14 to a maximum of five minutes, depending on the  
15 number of individuals who wish to speak. If you  
16 have not signed up to speak and wish to give  
17 testimony today, please sign your name on the  
18 sign-up sheet at this time.

19 I may ask speakers questions or request  
20 clarification of statements. However, this is not  
21 the proper forum for questions for the Department  
22 or the Board. If you have a question for the  
23 Department or the Board, please forward it, in  
24 writing, to the Department.

25 Any speaker who wishes to provide a written

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1 statement, in addition to his oral testimony, or  
2 in lieu of oral testimony, may do so until  
3 August 24, 2007.

4 It looks here like we have several people  
5 who wish to speak on the Real Estate Board  
6 regulations.

7 John, did you want to make any comments at  
8 this time?

9 MR. BROADWAY: Just very, very briefly.

10 MS. MARTINE: Could you introduce yourself?

11 MR. BROADWAY: I am John Broadway, Vice  
12 President for Law & Policy at the Virginia  
13 Association of Realtors.

14 Just to reemphasize the point you may hear  
15 from a couple of others here as well, since the  
16 draft of the regs predate this year's General  
17 Assembly session, to emphasize the point, they  
18 should conform with the changes that were made in  
19 various pieces of legislation this year. As we  
20 had already discussed, you all will be doing that.  
21 I wanted to make that point.

22 Thanks.

23 MS. MARTINE: Okay. Thank you.

24 Rob Bradham?

25 MR. BRADHAM: You got it perfect.

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1 MS. MARTINE: If you could introduce  
2 yourself for the record.

3 MR. BRADHAM: Sure. Rob Bradham,  
4 representing the Alpha College of Real Estate.

5 We are also concerned about John's  
6 comments, the regs reflecting the recent  
7 legislative changes, 2007 General Assembly.

8 The other concern we have is under 18 VAC  
9 135-20-360 B, the trainer course requirement for  
10 pre-license instructors. We would like to see  
11 that language removed, due to the lack of  
12 availability of such courses and as well as the  
13 cost. We have enough trouble as it is getting  
14 pre-licensed instructorS. This will make our job  
15 even more difficult to get pre-licensed  
16 instructors.

17 Thank you.

18 MS. MARTINE: Thank you.

19 Billy.

20 MR. REID: Good morning. Billy Reid with  
21 Moseley Flint Schools of Real Estate.

22 My comments echo Rob's concerning the  
23 trainer language.

24 That's all. Thanks.

25 MS. MARTINE: Thank you.

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1                   Is there anybody else here who wants to  
2 speak to the Real Estate Licensing Regulations?

3                   Okay. Thank you for your comments today.  
4 The record of the public hearing will be kept open  
5 until Friday, August 24, 2007, and written  
6 comments will be accepted through 5:00 p.m. that  
7 day.

8                   This hearing is now closed.

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10                  PUBLIC HEARING CONCLUDED

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CERTIFICATE OF COURT REPORTER

I, Cynthia I. Mondejar, a Registered Professional Reporter, hereby certify that I was the Court Reporter at the Public Hearing regarding the Proposed Amendments, heard in the City of Richmond, Virginia, on August 1, 2007, at the time of the hearing herein.

I further certify that the foregoing transcript is a true and accurate record of the testimony and other incidents of the hearing, to the best of my ability.

Given under my hand this 7th day of August, 2007.

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Cynthia I. Mondejar, RPR



1 COMMONWEALTH OF VIRGINIA  
DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATIONS  
2 VIRGINIA REAL ESTATE BOARD

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7 IN RE: PUBLIC HEARING ON THE PROPOSED AMENDMENTS

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HEARD BEFORE: THOMAS PERRY

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AUGUST 1, 2007  
CONFERENCE ROOM 5-WEST  
3600 WEST BROAD STREET  
RICHMOND, VIRGINIA 23230  
10:30 A.M.

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18 IN RE: PUBLIC HEARING ON THE PROPOSED AMENDMENTS  
COMMON INTEREST COMMUNITY MANAGEMENT INFORMATION  
19 FUND REGULATIONS

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## PRESIDING:

Thomas Perry, Property Registration Administrator  
Virginia Real Estate Board  
Department of Professional and Occupational Regulation

## ALSO PRESENT:

Christine Martine, Executive Director  
Virginia Real Estate Board  
Department of Professional and Occupational Regulation

## MEMBERS OF THE PUBLIC:

Jim Young  
Viviana Hall Homeowners Association

John Broadway  
Virginia Association of Realtors

Rob Bradham  
Alpha College of Real Estate

Billy Reid  
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Deana Wilson  
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Other members of the public

SPEAKERS

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Jim Young.....5

1 MR. PERRY: Good morning. I am Thomas  
2 Perry, the Property Registration Administrator for  
3 the Virginia Real Estate Board.

4 This is a public hearing held in the Fifth  
5 Floor Conference Room of the Department of  
6 Professional and Occupational Regulation, located  
7 at 3600 West Broad Street in Richmond, Virginia.  
8 This hearing is being held to receive public  
9 comment on the proposed regulations to amend the  
10 Real Estate Board's Common Interest Community  
11 Management Information Fund Regulations.

12 Rules for this hearing:

13 Comments will be received from any member  
14 of the public and initial comments will be limited  
15 to a maximum of five minutes, depending on the  
16 number of individuals who wish to speak.

17 If you have not signed up to speak and you  
18 wish to give testimony today, please sign your  
19 name on the sign-up sheet at this time.

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21 clarification of statements. However, this is not  
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23 or the Board. If you have a question for the  
24 Department or the Board, please forward it, in  
25 writing, to the Department.

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1 Any speaker who wishes to provide a written  
2 statement, in addition to his oral testimony, or  
3 in lieu of his oral testimony, may do so until  
4 August 24th, 2007.

5 It appears on our sign-in sheet we have one  
6 individual who wishes to speak. That is Jim  
7 Young.

8 MR. YOUNG: Good morning, ladies and  
9 gentlemen. I am Jim Young. I represent the  
10 Viviana Hall Homeowners Association in Highland  
11 Springs. I am not a resident of that community,  
12 but I am on the Board and I am an owner of  
13 property in that community.

14 I would like to speak with you a moment  
15 about the proposed increases in the fees, renewal  
16 and application fees, for the associations that  
17 have gone up I would say tremendously. It doesn't  
18 appear, from what I see in the number of speakers  
19 today, that it is a issue of any burning  
20 significance. The CAI or the Community  
21 Associations Institute hadn't even responded to my  
22 inquiries into whether they were even going to be  
23 present here today. And they are not here, so I  
24 guess that answers my question.

25 There was one thing in here I was

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1 particularly concerned about. I know I can't ask  
2 questions about it, but I would just like for you  
3 to think about it a bit as you consider this  
4 increase. Your impact statement indicated that of  
5 all of the associations that are estimated to be  
6 in Virginia, which is roughly 24,000 CIC's, it  
7 would appear that only 4,000 of these associations  
8 are registered with this group. I don't know  
9 whether that figure is correct or not, but those  
10 are the figures that are being published with this  
11 study. So, I would think that if you have 20,000  
12 associations that are not already registered, that  
13 if you are having any financial needs, that you  
14 would be better served by going after the people  
15 who haven't taken the liberty of registering  
16 instead of balancing it on the backs of people  
17 that are paying money every year.

18 Thank you for your consideration.

19 MR. PERRY: Thank you.

20 Is there anyone else who would like to  
21 speak on the Common Interest Community Management  
22 Information Fund Registration?

23 If not, thank you for your comments today.  
24 The record of the public hearing will be kept open  
25 until Friday, August 24, 2007, and written

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day.

This hearing is now closed.

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PUBLIC HEARING CONCLUDED

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Cynthia I. Mondejar, RPR