

REAL ESTATE APPRAISER BOARD

MINUTES OF MEETING

June 1, 2021

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
Robert Rochester
H. Glenn James (arrived at 10:15 A.M.)
Mark Chapin
Jason Inge
Heather Placer Mull
Edythe Kelleher
Todd Canterbury

Board members absent from the meeting: Fred Levine

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

Mary Broz-Vaughan, Director
Christine Martine, Executive Director
Jim Chapman, Board Administrator
Emily Trent, Administrative Assistant

Elizabeth Peay from the Office of the Attorney General was present.

Mr. Stuchell called the meeting to order at 10:05 A.M.

Call to Order

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

Approval of Agenda

A motion was made by Mr. Chapin and seconded by Ms. Mull to approve the February 9, 2021, Real Estate Appraiser Board minutes. The motion passed unanimously. Members voting "Yes" were Bratton, Canterbury, Chapin, Inge, Mull, Rochester and Stuchell.

Approval of Minutes

Ms. Kelleher abstained from voting in the matter.

Ms. Martine reviewed the board meeting sign in sheet for attendance. There were no attendees.

There was no public comment.

In the matter of **File Number 2021-01015, Galen Patrick Solomon**, the Board reviewed the application file, the 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. Canterbury and seconded by Mr. Rochester 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* to approve Mr. Solomon's application for a Licensed Residential Real Estate Appraiser license. The motion passed unanimously. Members voting "Yes" were Bratton, Canterbury, Chapin, Inge, Kelleher, Mull, Rochester and Stuchell.

In the matter of **File Number 2021-01053, US Real Estate Services, Inc.**, the Board reviewed the record which consisted of the Notice of Prima Facie Case, the Report of Findings, including exhibits and the Recommendation. A motion was made by Mr. Chapin and seconded by Mr. Inge to accept the recommendation to find four (4) violations of 18 VAC 130-30-160.5 (Count 1) of the Board's 2015 Regulations. The motion passed unanimously. Members voting "Yes" were Bratton, Canterbury, Chapin, Inge, Kelleher, Mull, Rochester and Stuchell.

A motion was made by Ms. Kelleher and seconded by Mr. Bratton to accept the recommendation and impose a monetary penalty of \$500.00 for each violation contained in Count 1, for a total of \$2,000.00. The motion passed by majority vote. Members voting "Yes" were Bratton, Canterbury, Chapin, Inge, Kelleher, Mull and Rochester. Board member voting "No" was Stuchell.

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

Attendance

Public Comment

File Number 2021-01015, Galen Patrick Solomon

File Number 2021-01053, US Real Estate Services, Inc.

not vote or participate in the discussion in this matter.

Mr. James arrived at 10:15 A.M.

**Arrival of Board
Member**

In the matter of **File Number 2021-00482, Wen Li**, 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 Ms. Mull to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and find a violation of 18 VAC 130-20-180.E (Count 1) of the Board's 2020 Regulations, a violation of §54.1-2011.F (Count 3) of the *Code of Virginia*, and close (Count 2) with a finding of no violation of 18 VAC 130-20-180.k of the Board's 2020 Regulations. The motion passed unanimously. Members voting "Yes" were Bratton, Canterbury, Chapin, Inge, James, Kelleher, Mull and Stuchell.

**File Number 2021-
00482, Wen Li**

A motion was made by Mr. Chapin and seconded by Mr. Bratton 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, Li shall be placed on probation for a period of six (6) months and required to take Qualifying Education ("QE") Residential Appraisal Course(s) approved by the Appraisal Foundation or the Board within six (6) months of the effective date of the Order. The course(s) shall include instruction on USPAP. Li must complete a minimum of 15 total hours, and the course(s) shall include an examination. Upon successful course completion, Li shall provide the Board with proof of passing the examination. It is acknowledged that satisfactory completion of the above-referenced course(s) will not count towards any continuing or pre-license education requirements needed for license renewal, reinstatement or activation of a license. The motion passed unanimously. Members voting "Yes" were Bratton, Canterbury, Chapin, Inge, James, Kelleher, Mull and Stuchell.

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

In the matter of **File Number 2021-00115, Atron Carl Rowe**, 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. Canterbury to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to find a violation of §54.1-2011.f (Count 6) of the *Code of Virginia*, and close (Count 1) 18 VAC 130-20-180.D of the Board's 2020 Regulations, (Count 2) 18 VAC 130-20-180.D of the Board's 2020 Regulations, (Count 3) 18 VAC 130-20-180.E of the Board's 2020 Regulations, (Count 4) 18 VAC 130-20-180.E of the Board's 2020 Regulations, and (Count 5) 18 VAC 130-20-180.H.1 of the Board's 2020 Regulations with findings of no violation. The motion passed unanimously. Members voting "Yes" were Canterbury, Chapin, Inge, James, Kelleher, Mull and Stuchell.

File Number 2021-00115, Atron Carl Rowe

A motion was made by Mr. Chapin and seconded by Ms. Kelleher to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference and instead impose the following sanctions: For the violation of Count 6, Rowe shall be placed on probation for a period of 90 days and required to take Qualifying Education ("QE") Residential Appraisal Course(s) approved by the Appraisal Foundation or the Board within 90 days of the effective date of the Order. Rowe must complete a minimum of 15 total hours, and the course(s) shall include an examination. The above-referenced continuing education hours will not count towards any continuing requirements, if applicable, for renewal, reinstatement, or activation of license. The motion passed unanimously. Members voting "Yes" were Canterbury, Chapin, Inge, James, Kelleher, Mull and Stuchell.

As the presiding Board member and Board member who reviewed the file, Mr. Rochester and Mr. Bratton did not

vote or participate in the discussion in this matter.

In the matter of **File Number 2021-00289, Robert Ray Taft, II**, the Board reviewed the record which consisted of the investigative file, 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 Ms. Kelleher to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference and find a violation of 18 VAC 130-20-180.D (Count 1) of the Board's 2020 Regulations. The motion passed unanimously. Members voting "Yes" were Bratton, Canterbury, Inge, James, Kelleher, Mull, and Stuchell.

File Number 2021-00289, Robert Ray Taft, II

A motion was made by Ms. Kelleher and seconded by Mr. James 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, Taft shall be placed on probation for a period of six (6) months and required to take Qualifying Education ("QE") Residential Appraisal Course(s) approved by the Appraisal Foundation or the Board within six (6) months of the effective date of the Order. The course(s) shall include instruction on the Sales Comparison Approach. Taft must complete a minimum of 15 total hours, and the course(s) shall include an examination. Upon successful course completion, Taft shall provide the Board with proof of passing the examination. It is acknowledged that satisfactory completion of the above-referenced course(s) will not count towards any continuing education hours will not count towards any continuing education requirements, if applicable for renewal, reinstatement or activation of a license. The motion passed unanimously. Members voting "Yes" were Bratton, Canterbury, Inge, James, Kelleher, Mull and Stuchell.

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

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

Administrative Issues

A motion was made by Mr. Bratton and seconded by Mr. Inge to accept the amended real estate appraiser experience chart reviewed by the Board. The motion passed unanimously. Members voting "Yes" were Bratton, Canterbury, Chapin, Inge, James, Kelleher, Mull, Rochester and Stuchell.

A motion was made by Mr. Bratton and seconded by Mr. Inge to approve an informational letter as presented which will be disbursed via USPS to all real estate appraiser licensees. The motion passed unanimously. Members voting "Yes" were Bratton, Canterbury, Chapin, Inge, James, Kelleher, Mull, Rochester and Stuchell.

Old Business

There being no further business, the meeting adjourned at 10:44 A.M.

Adjourn



Rickey Stuchell, Chair



Mary Briz-Vaughan, Secretary

**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 1, 2021
(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

 06/01/2021
Date

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

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

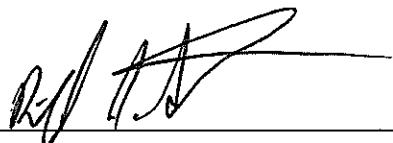
1. Name: Richard "Rickey" D. Stuchell
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Appraiser Board
(Name of Board)
4. Meeting/IFF Date: June 1, 2021
5. I have a personal interest in the following transaction:

(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

6/1/21
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/IFF Date: June 1, 2021
(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

6/1/2021
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 1, 2021
(Date)

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

None


(Agenda Item)

Nature of Personal Interest Affected by Transaction: 2/1/2

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

None

- 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

6/1/21
Date

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

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Robert Rochester
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Appraiser Board
(Name of Board)
4. Meeting/IFF Date: June 1, 2021
(Date)

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

(Agenda Item)

Nature of Personal Interest Affected by Transaction: _____

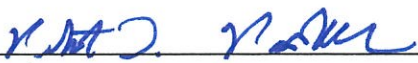
I declare that I am a member of the following business, profession,
occupation or group, the members of which are affected by the transaction:

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

6/1/2021
Date

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

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Todd Canterbury
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Appraiser Board
(Name of Board)
4. Meeting/IFF Date: June 1, 2021
(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.

Todd Canterbury
Signature

6/1/21
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 1, 2021
(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

6/1/2021
Date

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

TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

1. Name: Edythe Kelleher
(Name of Board Member)
2. Title: Board Member
3. Agency: Real Estate Appraiser Board
(Name of Board)
4. Meeting/IFF Date: June 1, 2021
(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.

Edythe Kelleher
Signature

6-1-21
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 1, 2021
(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

1 June 2021
Date