

**REAL ESTATE APPRAISER BOARD
TENTATIVE AGENDA**

**Tuesday, October 19, 2021 - 10:00 AM
2nd Floor – Board Room 2**

**Department of Professional and Occupational Regulation
Perimeter Center, Suite 200
9960 Mayland Drive
Richmond, Virginia 23233**

I. CALL TO ORDER

II. ADMINISTRATIVE MATTERS

1. Approval of Agenda
2. Approval of Minutes:
 - A. June 1, 2021, Board Meeting

III. PUBLIC COMMENT PERIOD**

IV. CASES

1. File Number 2021-01633 – Esther Oghowmen Omorodion
IFF by Stuchell & Chapin– Disciplinary
2. File Number 2021-01342 – Wellford Orth
IFF by Canterbury & Stuchell– Disciplinary
3. File Number 2021-01359 – David Bradshaw
IFF by James & Stuchell– Disciplinary
4. File Number 2021-01583 – Jeffrey Eye
IFF by Mull & Stuchell– Disciplinary

V. ADMINISTRATIVE ISSUES

- Board Financial Statements
- Exempt Regulatory Action
- 2022 Board Meeting Dates
- COIA Training

VI. OLD BUSINESS

VII. NEW BUSINESS

NEXT MEETING SCHEDULED FOR TUESDAY, FEBRUARY 8, 2022

**** 5-minute public comment, per person, on those items not included on the agenda with the exception of any open disciplinary files. No other public comment will be accepted by the Board during the meeting.** Persons desiring to participate in the meeting and requiring special accommodations or interpretative services should contact the Department at (804) 367-8552 at least ten days prior to the meeting so that suitable arrangements can be made for an appropriate accommodation. The Department fully complies with the Americans with Disabilities Act.

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

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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.

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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.

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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 §54.1-2011.1 (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 Broz-Vaughan, Secretary

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**Department of Professional and Occupational Regulation
Statement of Financial Activity
Real Estate Appraiser Board
954610**

2020-2022 Biennium

August 2021

	August 2021 Activity	Biennium-to-Date Comparison	
		July 2018 - August 2019	July 2020 - August 2021
Cash/Revenue Balance Brought Forward			30,844
Revenues	41,025	271,676	315,130
Cumulative Revenues			345,974
Cost Categories:			
Board Expenditures	2,032	31,184	22,159
Board Administration	5,328	76,411	72,738
Administration of Exams	211	2,690	1,698
Enforcement	674	10,780	10,485
Legal Services	270	576	1,110
Information Systems	6,068	57,911	52,408
Facilities and Support Services	1,493	21,651	20,545
Agency Administration	2,332	33,907	33,041
Other / Transfers	0	(3)	0
Total Expenses	18,407	235,108	214,184
Transfer To/(From) Cash Reserves	(2,815)	0	(8,716)
Ending Cash/Revenue Balance			140,506

Cash Reserve Beginning Balance	339,481	0	345,382
Change in Cash Reserve	-2,815	0	(8,716)
Ending Cash Reserve Balance	336,666	0	336,666

Number of Regulants

Current Month	4,228
Previous Biennium-to-Date	4,360

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2022 Appraiser Board Meeting Dates
10:00 A.M.
<i>Board Room 2</i>
Tuesday, February 8
Wednesday, June 29
Tuesday, October 18

PERIMETER CENTER CONFERENCE CENTER
EMERGENCY EVACUATION OF BOARD AND TRAINING ROOMS
(Script to be read at the beginning of each meeting.)

PLEASE LISTEN TO THE FOLLOWING INSTRUCTIONS ABOUT EXITING THE PREMISES IN THE EVENT OF AN EMERGENCY.

In the event of a fire or other emergency requiring the evacuation of the building, alarms will sound. When the alarms sound, leave the room immediately. Follow any instructions given by Security staff

Board Room 1

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

Board Room 2

Exit the room using one of the doors at the back of the room. (Point) Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

You may also exit the room using the side door, turn **Right** out the door and make an immediate **Left**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

Board Rooms 3 and 4

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **RIGHT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

Training Room 1

Exit the room using one of the doors at the back of the room. Upon exiting the room, turn **LEFT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.

Training Room 2

Exit the room using one of the doors at the back of the room. Upon exiting the doors, turn **LEFT**. Follow the corridor to the emergency exit at the end of the hall.

Upon exiting the building, proceed straight ahead through the parking lot to the fence at the end of the lot. Wait there for further instructions.