

# VIRGINIA FAIR HOUSING BOARD

## MINUTES OF MEETING

March 4, 2015

The Fair Housing Board Meeting was held at the Department of Professional and Occupational Regulation, 9960 Mayland Drive, Richmond, Virginia. The following Board members were present:

Jim Ginnell, Chair  
Francis Stevens  
Bob Boynton  
Rosemary Wilson  
Linda Broady-Myers  
Erica Woods-Warrior (arrived at 10:02 A.M.)  
Larry Murphy  
Linda Melton  
Myra Howard

The following Board members were absent:

Andrew Reisinger  
Bob Schaberg  
Kevin Lewis

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

Jay DeBoer, Director  
Mark Courtney, Senior Director  
Christine Martine, Executive Director  
Jeffrey Williams, Board Administrator  
Liz Hayes, Fair Housing Administrator  
Deanda Shelton, Assistant Fair Housing Administrator  
Emily Trent, Administrative Assistant  
Angela Keefe-Thomas, Fair Housing Investigator  
Dominica McGowen, Fair Housing Investigator  
Trudy Miller, Fair Housing Investigator

Tom Payne, Assistant Attorney General with the Office of the Attorney General, was present.

Mr. Ginnell called the meeting to order at 10:00 A.M.

**Call to Order**

A motion was made by Mr. Boynton and seconded by Ms.

**Agenda**

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.

**Minutes**

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

**Public Comment**

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

**Fair Housing  
Administrator's Report**

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

**Arrival of Board Member**

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.

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

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

**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.

A motion was made by Ms. Warrior-Woods and seconded by Mr. Stevens to find reasonable cause that the respondents discriminated against the complainant by offering different terms and conditions in regards to the children's ability to play in the street 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.

A motion was made by Mr. Boynton and seconded by Ms. Woods-Warrior to find reasonable cause that the respondents discriminated against the complainant's 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.

A motion was made by Mr. Boynton and seconded by Mr. Ginnell to find no reasonable cause against Courtney Bright 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.

In the matter of **FHB File Number 2014-02342, Jeffrey 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 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 complainant by

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

offering different terms and conditions in regards to the children's ability to play in the street 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.

A motion was made by Ms. Woods-Warrior and seconded by Mr. Boynton to find reasonable cause that the respondents discriminated against the complainant's 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.

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 complainant by offering different terms and conditions in regards to the children's ability to play in the street 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.

**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 complainant's 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.

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

**Closed Session**

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.

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 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 present 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.

**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**

Members voting "Yes" were: Boynton, Broady-Myers, Ginnell, Howard, Melton, Murphy, Stevens, Wilson and Woods-Warrior.

In the matter of **FHB File Number 2015-00608, Danielle Nichol Bonner v. Rodney Bywaters and Kay Partlow Bywaters et als 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 als 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 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.

**FHB File Number 2014-03293, Housing Opportunities Made Equal of Virginia, Inc. v. BH Media Group Holdings, Inc.**

In the matter of **FHB File Number 2014-01663, Housing**

**FHB File Number 2014-**

**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 of the terms regarding 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.

**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 of the terms regarding 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.

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Jim Ginnell, Chair

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Jay DeBoer, Secretary