

REAL ESTATE APPRAISER BOARD

MINUTES OF MEETING

February 7, 2023

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  
Mark Chapin  
Heather Placer Mull  
Boyd Allison, Jr.  
Jason Inge

Board members H. Glenn James, Jean Gannon and Todd Canterbury were not present for the meeting.

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

Kishore Thota, Chief Deputy Director  
Stephen Kirschner, Deputy Director  
Emily Trent, Administrative Coordinator

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

Mr. Stuchell called the meeting to order at 10:09 A.M.

**Call to Order**

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

**Approval of Agenda**

A motion was made by Mr. Bratton and seconded by Mr. Allison to approve the September 7, 2022, Real Estate Appraiser Board Committee minutes. The motion passed unanimously. Members voting "Yes" were Allison, Bratton, Chapin, Inge, Mull and Stuchell. A motion was made by Mr. Bratton and seconded by Mr. Allison to approve the October 18, 2022, Real Estate Appraiser Board Committee minutes. The motion passed unanimously. Members voting "Yes" were Allison, Bratton, Chapin, Inge, Mull and Stuchell. A motion was made by Mr. Bratton and seconded by Mr.

**Approval of Minutes**

Allison to approve the October 18, 2022, Real Estate Appraiser Board meeting minutes. The motion passed unanimously. Members voting “Yes” were Allison, Bratton, Chapin, Inge, Mull and Stuchell.

There was no public comment.

In the matter of **File Number 2023-01286, Jonathan K. Crim**, 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. Bratton and seconded by Ms. Mull to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to approve Crim’s application for a Licensed Real Estate Appraiser license contingent upon two years of quarterly reporting of each appraisal completed by Crim to the Real Estate Appraiser Board.

The Board recessed from 10:31 a.m. to 10:40 a.m.

In the matter of **File Number 2023-01286, Jonathan K. Crim**, Mr. Crim, applicant, appeared and addressed the Board. A substitute motion was made by Mr. Bratton and seconded by Ms. Mull to amend the recommendation contained in the Summary of the Informal Fact-Finding Conference and approve Crim’s application for a Licensed Real Estate Appraiser license subject to an agreement for licensure for period of two years wherein Mr. Crim will provide quarterly reports to the Real Estate Appraiser Board including each appraisal completed by Crim. A board member will review five (5) randomly selected reports to ensure USPAP compliance each quarter for a period of two (2) years. The motion passed by majority vote. Members voting “Yes” were Bratton, Chapin, Inge, Mull and Stuchell. Member voting “No” was Allison.

In the matter of **File Number 2023-01292, Consolidated Analytics, LLC**, 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 Board member. A motion was

**Public Comment**

**File Number 2023-01286, Jonathan K. Crim**

**Break**

**File Number 2023-01286, Jonathan K. Crim**

**File Number 2023-01292, Consolidated Analytics, LLC**

made by Mr. Inge and seconded by Mr. Allison to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to approve Consolidated Analytics, LLC's application for a Real Estate Appraisal Management Company License. A substitute motion was made by Mr. Inge and seconded by Mr. Allison to send the case to an Informal Fact-Finding Conference to obtain further information regarding whether Consolidated Analytics, LLC properly reported the 2019 Pennsylvania discipline under their previous license. The motion passed unanimously. Members voting "Yes" were Allison, Bratton, Inge, Mull and Stuchell.

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

Mr. Stuchell turned the position of Chair to Mr. Bratton.

In the matter of **File Number 2022-01386, James M. Hong**, 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. James M. Hong, respondent, was present and addressed the Board. A motion was made by Ms. Mull and seconded by Mr. Inge to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to find no violation of 18 VAC 130-20-180.H.1 (Count 1) of the Board's 2020 Regulations, and close that aspect of the file. The motion passed unanimously. Members voting "Yes" were Allison, Bratton, Chapin, Inge and Mull.

A motion was made by Mr. Inge and seconded by Ms. Mull to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to find a violation of 18 VAC 130-20-180.H.2 (Count 2) of the Board's 2020 Regulations. The motion passed unanimously. Members voting "Yes" were Allison, Bratton, Chapin, Inge and Mull. A motion was made by Mr. Inge and seconded by Ms. Mull to amend the recommendation contained in the Summary of the Informal Fact-Finding Conference for the violation of Count 2, and instead impose no monetary penalty. Further, for the violation contained in Count 2, Hong shall complete

#### **Transfer of Chair**

**File Number 2022-01386, James H. Hong**

a Qualifying Education (“QE”) Course(s) approved by the Appraisal Foundation or the Board within six (6) months of the execution of the Order. The course(s) shall include instruction on USPAP. Hong must complete a minimum of 15 total hours. Upon successful completion, Hong must provide proof of satisfactory attendance. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable for renewal, reinstatement, or activation of license. The motion passed unanimously. Members voting “Yes” were Allison, Bratton, Chapin, Inge and Mull.

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

Mr. Stuchell returned to the meeting and resumed position of Chair.

**Transfer of Chair**

The Board recessed from 11:23 a.m. to 11:30 a.m.

**Break**

A motion was made by Mr. Chapin and seconded by Mr. Inge to approve the language as amended in 18 VAC 130-20-110. Qualifications for renewal, and file an exempt regulatory action. The motion passed unanimously. Members voting “Yes” were Allison, Bratton, Chapin, Inge and Mull.

**Administrative Issues**

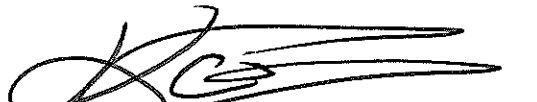
The Board reviewed the Board financial statement as presented. No action was taken by the Board.

Mr. Kirschner addressed HB 1418 regarding PAREA. No action was taken by the Board.

**New Business**

There being no further business, the meeting adjourned at 11:38 A.M.

**Adjourn**

  
\_\_\_\_\_  
Kelvin Bratton, Vice-Chair

  
\_\_\_\_\_  
Demetrios J. Melis, Secretary

**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: February 7, 2023  
(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

2/7/23  
\_\_\_\_\_  
Date

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

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

1. Name: Boyd T. Allison, Jr.  
(Name of Board Member)

2. Title: Board Member

3. Agency: Real Estate Appraiser Board  
(Name of Board)

4. Meeting/IFF Date: February 7, 2023  
(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.

Boyd T. Allison, Jr.  
Signature

02-07-2023  
Date

**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:     February 7, 2023      
(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

    Feb 7, 2023      
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: February 7, 2023  
(Date)

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

None  
(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:


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

2/7/23  
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: February 7, 2023  
(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:

\_\_\_\_\_

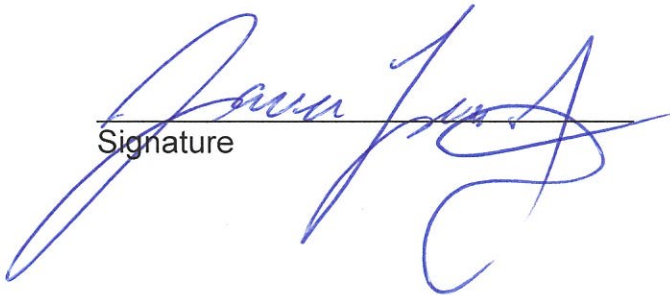
I am able to participate in this transaction fairly, objectively, and in the public interest.

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

Feb 7th, 2023

**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: February 7, 2023
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