

VIRGINIA REAL ESTATE APPRAISER BOARD

**INFORMAL FACT-FINDING CONFERENCES
JUNE 25, 2003 (2:00 P.M.)**

The Virginia Real Estate Appraiser Board convened in Richmond, Virginia, for the purpose of holding Informal Fact-Finding Conferences pursuant to the Administrative Process Act.

Michael G. Miller, Board Member, Presided. No other Board members were present.

Douglas W. Schroder and Dawn Bell appeared for the Department of Professional and Occupational Regulation.

The conferences were recorded by Inge Snead & Associates, LTD and the Summaries are attached unless no decision was made

Lic=Licensing Application


A=Applicant
W=Witness

Participants

- | | | |
|----|------------------------------------------------------------|----------------------------------|
| 1. | Jerry Lavon Fleming
File Number 2003-03014 (Lic) | Fleming – A |
| 2. | M. Nicole Urquhart-Bradley
File Number 2003-02948 (Lic) | Urquhart Bradley – A |
| 3. | Johnny Keith Wilson
File Number 2003-02876 (Lic) | Wilson – A
Michael McCall - W |

The meeting adjourned at 4:30 p.m.

Virginia Real Estate Appraiser Board



David N. Castle, Chairman



Louise Fontaine Ware, Secretary

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Custodian of Records

**COMMONWEALTH OF VIRGINIA
DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION
REAL ESTATE APPRAISER BOARD**

**RE: JERRY LAVON FLEMING
APPLICATION FOR A REAL ESTATE APPRAISER
TRAINEE LICENSE**

FILE NUMBER: 2003-03014

Summary of the Informal Fact-Finding Conference

An Informal Fact-Finding Conference (IFF) was convened on June 25, 2003, at the Department of Professional and Occupational Regulation, pursuant to a Notice of Informal Fact-Finding Conference sent by certified mail to Jerry Lavon Fleming on May 21, 2003. The following individuals participated at the conference: Jerry Lavon Fleming,

Applicant; Douglas W. Schroder, Staff Member; and Michael G. Miller, presiding Board Member.

Summation of Facts

1. On April 16, 2003, Jerry Lavon Fleming's (Fleming) applied for a real estate appraiser trainee license and disclosed criminal convictions on his application.
2. On May 6, 1983, in the Circuit Court of Fairfax County, Fleming had been convicted of distributing a controlled drug, a felony.
3. Fleming was sentenced to five (5) years in prison, with the sentence suspended, conditioned upon his good behavior.
4. On June 5, 2002, Fleming pleaded guilty, in United States District Court Eastern District of Virginia, Alexandria Division, to one count of making a false statement, a misdemeanor.
5. Fleming was placed on probation for one (1) year, ordered to perform two hundred (200) hours of community service, and was ordered to pay the following: a \$50.00 fine as a special condition of probation, \$25.00 in special assessments and a \$500.00 fine.

Conclusion and Recommendation

I feel that Fleming has taken responsibility for his actions and has made restitution to society. Therefore, based upon the documentation and the information presented at the conference, I recommend Fleming's application for a real estate appraiser trainee license be approved.

By: _____

Michael G. Miller
Presiding IFF Board Member
Real Estate Appraiser Board

Date: _____

**COMMONWEALTH OF VIRGINIA
DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION
REAL ESTATE APPRAISER BOARD**

**RE: M. NICOLE URQUHART-BRADLEY
APPLICATION FOR A CERTIFIED GENERAL REAL ESTATE
APPRAISER BY RECIPROCITY**

FILE NUMBER: 2003-02948

Summary of the Informal Fact-Finding Conference

An Informal Fact-Finding Conference (IFF) was convened on June 25, 2003, at the Department of Professional and Occupational Regulation, pursuant to a Notice of Informal Fact-Finding Conference sent by certified mail to M. Nicole Urquhart-Bradley on May 21, 2003. The following individuals participated at the conference: M. Nicole Urquhart-Bradley, Applicant; Douglas W. Schroder, Staff Member; and Michael G. Miller, presiding Board Member.

Summation of Facts

1. On April 25, 2003, M. Nicole Urquhart-Bradley's (Urquhart-Bradley) application for a certified general real estate appraiser license by reciprocity was received by the Department.
2. In response to question #9 on the application, regarding whether or not the applicant has ever been the subject of a disciplinary action by any local, state, or national regulatory body, Urquhart-Bradley marked "Yes." On the application, Urquhart-Bradley stated that the disciplinary action had occurred in Oregon and that it was based on a consumer complaint that was filed on December 4, 2000. She also claimed that the matter was closed by a "Stipulated Final Order", issued by the State of Oregon Department of Consumer and Business Services, Appraiser Certification and Licensure Board (a copy of which was provided with the application), entered on March 29, 2001, involving USPAP violations. Terms of the order disclosed that Urquhart-Bradley paid a civil penalty in the amount of \$400.00 and denied that she violated any statute or administrative rule.

Conclusion and Recommendation

Based upon the documentation and the information presented at the conference, I recommend Urquhart-Bradley's application for a certified general real estate appraiser license by reciprocity be approved. I find that her actions involving the appraisal in Oregon were reasonable. Even though she has a disciplinary action as part of her record, I feel she meets all the necessary requirements for licensure in Virginia.

By: _____

**Michael G. Miller
Presiding IFF Board Member
Real Estate Appraiser Board**

Date: _____

**COMMONWEALTH OF VIRGINIA
DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION
REAL ESTATE APPRAISER BOARD**

RE: **JOHNNY KEITH WILSON
APPLICATION FOR A CERTIFIED GENERAL REAL ESTATE APPRAISER**
FILE NUMBER: 2003-02876

Summary of the Informal Fact-Finding Conference

An Informal Fact-Finding Conference (IFF) was convened on June 25, 2003, at the Department of Professional and Occupational Regulation, pursuant to a Notice of Informal Fact-Finding Conference sent by certified mail to Johnny Keith Wilson on May 21, 2003. The following individuals participated at the conference: Johnny Keith Wilson, Applicant; Michael McCall, Witness; Douglas W. Schroder, Staff Member; and Michael G. Miller, presiding Board Member.

Summation of Facts

1. On October 18, 2002, Johnny Keith Wilson's (Wilson) application for a certified general appraiser license was received by the Department.
2. A member of the Real Estate Appraiser Board reviewed Wilson's application on two separate occasions (initial review based on original application and subsequent review based upon additional information submitted by Wilson) and found issues with the adequacy of the reports that Wilson submitted with his application (ex. possible USPAP violations, etc.).
3. During the IFF, Wilson provided additional information and clarification relating to the issues of the inadequacy of the reports.

Conclusion and Recommendation

After submission of additional information and clarification of the reports in question, I feel Wilson meets the minimum hours of appraisal experience for licensure. Therefore, based upon the documentation and the information presented at the conference, I recommend Wilson's application for a certified general real estate appraiser license be approved.

By: _____

Michael G. Miller
Presiding IFF Board Member
Real Estate Appraiser Board

Date: _____

STATE AND LOCAL GOVERNMENT
CONFLICT OF INTEREST ACT


TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government

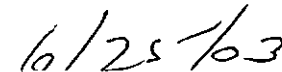
1. Name: Michael G. Miller
2. Title: Member
3. Agency: Real Estate Appraiser Board
4. Transaction: Informal Fact-Finding Conferences on June 25, 2003
5. Nature of Personal Interest Affected by Transaction: _____

6. I declare that:

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

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


Signature


Date