

## LEAD RISK ASSESSOR EXAMINATION REVIEW MEETING MINUTES

The Lead Examination Review committee met on Tuesday, **May 6, 2026**, at the Embassy Suites by Hilton Richmond, 2925 Emerywood Parkway, Richmond, Virginia, 23294.

The following members of the Board were present:

Patrick Studley, Vice-Chair  
Jesse Phillips  
Paul D. Thomas

The following non-members of the Board were present:

Shannon Caraway  
Luke Nelson  
Kseniya Saini

Joshua E. Laws, Board Counsel, was not present at the meeting.

The following staff members were present:

Gregory Emerson, Director of Examinations  
Stephanie Keuther, Assistant Executive Director  
Rhonda Starr, Examination Coordinator  
Brandon Bouknight, Examination Data Administrator

**Vice-Chair, Studley** called the May 6, 2026, Lead Examination Review to order at 9:00 A.M.

**Call to Order**

**Vice-Chair, Studley** declared a quorum of Board members to be in attendance.

**Determination  
of Quorum**

**Stephanie Keuther, Assistant Executive Director**, informed the Committee that examination review items would need to be discussed in closed session.

**Lead Risk  
Assessor  
Examination  
Review**

**After discussion, a motion was made by Mr. Phillips, seconded by Mr. Thomas**, that this meeting be recessed and that the Board immediately reconvene in closed meeting for the purpose of consultation and/or briefings by staff members pertaining to examination issues within the jurisdiction of the Board as permitted by § 2.2-3711.A.11 of the Code of Virginia.

The following non-members will be in attendance to reasonably aid the consideration of the topic.

- Brandon Bouknight
- Shannon Caraway
- Gregory Emerson
- Stephanie Keuther
- Luke Nelson
- Kseniya Saini
- Rhonda Starr

**The motion was approved with a vote of 3-0-0. Ayes:** Studley, Phillips, and Thomas. **Nays:** None. **Abstain:** None. **Absent:** None.

**CERTIFICATION OF CLOSED MEETING**

**Certification of  
Closed Meeting**

WHEREAS, the Virginia Board for Asbestos, Lead, and Home Inspectors has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, § 2.2-3712 of the *Code of Virginia* requires a certification by this Virginia Board for Asbestos, Lead, and Home Inspectors that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED that the Virginia Board for Asbestos, Lead, and Home Inspectors 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 Virginia Board for Asbestos, Lead, and Home Inspectors.

Call for vote (each member must answer "Aye" or "Nay"):

Patrick Studley  
Paul D. Thomas

Jesse Phillips

VOTE

AYES: Studley, Phillips, and Thomas.

NAYS: None.


ABSENT DURING VOTE: None.

ABSENT DURING MEETING: None.

Adjournment

Adjournment

Vice-Chair, Studley thanked the Lead Examination Review committee and adjourned the meeting at 4:05 P.M.

  
Patrick Studley, Vice-Chair

5/14/2026  
Date

  
Laura McClintock, Director

5/14/2026  
Date

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Custodian of the Record