

REAL ESTATE APPRAISER BOARD

MINUTES OF MEETING

June 24, 2026

The Real Estate Appraiser Board met on Wednesday, June 24, 2026, at the Department of Professional and Occupational Regulation, 9960 Mayland Drive, Richmond, Virginia and through electronic access. The following Board members were present:

Pat Turner (Chair)
Heather Placer Mull (Vice-Chair)
Heather Fox
Valerie Kelsey
Jason Schmeer
Michael Small
Taneen Wyche

Board members not in attendance for the meeting:

Joyce Bonilla
Mark Chapin
Joe Dunn

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

Laura McClintock, Director
Anika Coleman, Executive Director
Stephen Kirschner, Director LRPD
Jim Flaherty, Board Counsel
Joseph Haughwout, Regulatory Affairs Manager
Jennifer Plummer, Regulatory Operations Administrator
Shaifali Prajapati, Administrative Coordinator
Chris Kunkel, Licensing Specialist
Tom Payne, CID Director
Free Williams, Director of Adjudication
Doug Webster, CIC Ombudsman
Gregory S. Emerson, Director of Examinations
Jackson Dyer, BPOR Liaison

Turner called the meeting to order at 10:08 A.M.

CALL TO ORDER

Plummer read the emergency evacuation procedures.

EMERGENCY EGRESS

Turner determined that a quorum was present.

DETERMINATION OF QUORUM

Fox moved to approve the agenda with an amendment to move the Election of Officers right after the approval of the agenda. Additionally, there was an amendment for the recusal of Board member Placer-Mull on File Number 2025-2604. **Small seconded** the motion, which was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

APPROVAL OF AGENDA

Introductions were made by Board and DPOR Staff. No resolutions were discussed.

WELCOME, INTRODUCTIONS, AND RESOLUTIONS

Small moved and Kelsey seconded the motion, to approve the March 16, 2026 Real Estate Appraiser Board meeting minutes, which was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

APPROVAL OF MINUTES

There were no public comments.

PUBLIC COMMENT

REAL ESTATE APPRAISER CASE FILES

DISCIPLINARY

Chapin was not present in the meeting. Mull was recused for involvement in the following case: **File Number 2025-02604 – Mark Gregoria**

Recusal of Chapin, Mull

In the matter of **File Number 2025-02604 – Mark Gregoria**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference (“IFF”), and the Summary. Gregoria was not present to address the Board in person, by counsel, or by any other qualified representatives.

File Number 2025-02604 – Mark Gregoria

Fox moved to reject the recommendation and find a violation on Count One, which **Small seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

Fox moved to reject the recommendation for Count Two and find a violation, which **Small seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

Fox moved to accept the recommendation for Count Three and find no violation, which **Kelsey seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

Kelsey moved to accept the recommendation for Count Four and find no violation, which **Schmeer seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

Fox moved to reject the recommendation for Count Five and find a violation, which, **Small seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

Small moved for a violation on Count Six, **Fox seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

Small moved for a Sanction recommendation for Count One to complete Continuing Education courses in the development of appraisals instead of residential report writing, which **Kelsey seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

Turner moved for a Sanction recommendation for Count Two to revoke the license, which **Fox seconded**. The motion did not carry as there not enough members present in the room at the moment to approve the motion. Fox, Schmeer, Small, Turner, and Wyche voted to approve the motion. Kelsey voted not to approve the motion, and Mull was not present in the room at the time.

A closed session took place to discuss sanctions for **File Number 2025-02604 – Mark Gregoria** from 10:58 AM to 11:06 AM.

CLOSED SESSION

Kelsey moved for a Sanction recommendation to revoke the license for Count Two, which **Wyche seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

As there were no violations found for Count Two and Count Three, there were no motions for sanctions.

Schmeer moved to approve the recommended Sanction for Count Five, which **Kelsey seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

Schmeer moved to approve the recommended Sanction for Count Six, which **Kelsey seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

Schmeer was recused for involvement in the following case: **File Number 2026-01030 – Susan Kathleen Bender-McGoldrick**

Recusal of Schmeer

In the matter of **File Number 2026-01030 – Susan Kathleen Bender-McGoldrick**, the Board reviewed the record which consisted of the application file, the transcript and exhibits from the Informal Fact-Finding Conference, and the Summary. Bender-McGoldrick was not present to address the Board in person, by counsel, or by any other qualified representatives.

File Number 2026-01030 – Susan Kathleen Bender-McGoldrick

Small moved to reject the recommendation and find violation on Count One, **Mull seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

Turner moved to reject the recommendation and find violation on Count Two due to false information in the report, **Fox seconded**. The motion was unanimously

approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche

Kelsey moved to reject the recommendation and find violation on Count Three due to the report not being compliant with USPAP, **Mull seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche

Fox moved to reject the recommendation and find a violation on Count Four due to the report not being compliant with USPAP, **Kelsey seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

For Counts One, Two, Three, and Four, **Turner moved** for a sanction recommendation of a \$500.00 monetary penalty per count, a one year probation to complete a requirement of residential appraiser classes of a minimum of 21 hours or else the license would be suspended, **Fox seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

The meeting was called into a break from 11:37 AM to 11:43 AM.

RECESS

Kelsey was recused for involvement in the following case:
File Number 2026-01336 – Thomas Crawford Thorburn

Recusal of Kelsey

In the matter of **File Number 2026-01336 – Thomas Crawford Thorburn**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference (“IFF”), and the Summary. Thorburn was not present to address the Board in person, by counsel, or by any other qualified representatives.

**File Number 2026-01336 –
Thomas Crawford
Thorburn**

Small moved to accept the recommendation and find a violation on Count One, **Schmeer seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

Schmeer moved to accept the recommendation and find a violation on Count Two, **Mull seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

Small moved to accept the recommended sanction on Count One, **Wyche seconded**. In discussion, Fox proposed an amendment to add a one year probation with 4 per quarter reports (16 per year) or a written statement declaring that the number of reports that were not completed per quarter. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

As there were no violations found for Count Three, there were no motions for sanctions.

RECONSIDERATION REQUESTS

In the matter of **File Number 2026-00989 Financial Asset Services Inc and 2025-02423 - Brandon Esparagoza Sison**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference (“IFF”), and the Summary. The Attorney for both Respondents appeared in person at the Board meeting to speak to the Board for reconsidering both cases.

**2026-00989 - Financial
Asset Services Inc**

**2025-02423 - Brandon
Esparagoza Sison**

Closed session was held from 12:24 PM to 12:40 PM to discuss the reconsideration request.

CLOSED SESSION

Small moved to deny the reconsideration request, **Fox seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

NEW BUSINESS

Coleman provided the Board with the Executive Director’s update, including reporting that application processing was still during its peak season, introduction of two new staff

**Executive Director’s
Update**

members, as well as progress of the Pilot Project to digitize application processes.

Plummer gave legislative updates regarding bills that passed and were effective July 01, 2026, including HB 1305, HB 170, HB 796/SB 680, HB 1102/SB 252. **Legislative Updates**

Haughwout went over HB 170, asking the Board members to consider adoption of the Exempt Regulatory Action. **Small moved** to adopt the Exempt Regulatory Action, **Schmeer seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

Haughwout went over HB 1102/SB 252, asking the Board members to consider adoption of the NOIRA. **Fox moved** to adopt the Exempt Regulatory Action, **Small seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

Haughwout recommended the Board initiate a committee for HB 1102/SB 252. Small stated the Emerging Industry Issues Committee could cover this legislative action. **Small moved** for the Emerging Industry Issues Committee to discuss legislative action, which **Fox seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

Coleman provided the Board a reminder of the dates for the upcoming 2026 Board Member Training Conference to be held from October 22-23, 2026.

2026 Board Member Training

OTHER BUSINESS

Fox moved to nominate Pat Turner for Chair, **Small seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

Discuss Continuation of Emerging Industry Issues Committee

Turner moved to nominate Heather Placer Mull as Vice-Chair, **Kelsey seconded**. The motion was unanimously approved by members: Fox, Kelsey, Mull, Schmeer, Small, Turner, and Wyche.

Emerson provided the Board with an update on exam statistics from January 1, 2025 through December 31, 2025, highlighting low pass rates.

Exam Statistics

Coleman provided the Board with a report on the Virginia Real Estate Board Financials for the most current timeframes available provided by DPOR staff. The Board reviewed the Board Financials as presented.

Board Financials

Turner reminded the Board to complete the Conflict-of-Interest Statements and Travel Reimbursement Forms.

COMPLETION OF PAPERWORK

There being no further business, the Board adjourned at 2:14 pm.

ADJOURN

Pat Turner, Chair

Laura McClintock, Secretary

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