

KENTUCKY REAL ESTATE APPRAISERS BOARD

Meeting Minutes, October 27, 2023

TYPE OF MEETING

Regular Meeting with Closed Session

DATE AND LOCATION

October 27, 2023 – 500 Mero Street, Frankfort, KY and via Zoom video teleconference

PRESIDING OFFICER

William Jeffrey Fultz, Chair

ROLL CALL

Present:

William Jeffrey Fultz, Chair
John Brewer, Vice Chair
Justin Noble, Board Member
John Dexter Outlaw, Board Member
Matthew Walters, Board Member

Present Also:

Hannah Carlin, Deputy Director, KREA
August Pozgay, General Counsel, KREA
Rene Rogers, Staff Attorney III, KREA
Seth Branson, Procedures Development Specialist, KREA
Megan LaShelle, Administrative Coordinator, KREAB
Tom Veit, Executive Assistant, KREAB

The Kentucky Real Estate Appraisers Board meeting was called to order by Chairman William Jeffrey Fultz at 9:02 a.m. Eastern.

MINUTES

John Dexter Outlaw moved to approve the September 22, 2023 minutes as presented; the motion was seconded by Matthew Walters; and the motion passed 5-0.

DEPUTY DIRECTOR COMMENTS

Kentucky Real Estate Authority Deputy Director Hannah Carlin informed the Board that interviews are being held to fill two KREA administrative positions, with an anticipated start date of December 1, 2023. She also informed them that reimbursements for the AARO conference are being processed.

LEGAL UPDATE

Kentucky Real Estate Authority General Counsel August Pozgay informed the Board that the agreed orders for cases 22-15, 23-14, 23-15, and 23-16 have been approved and issued by the

Kentucky Real Estate Authority, and that Board staff will monitor for compliance with the disciplinary terms.

EDUCATION

John Brewer moved to approve education courses for Fiscal Year 2023-24 as presented by the following continuing education providers, with a second by Justin Noble, and the motion passed 5-0.

- A. Appraisal Institute
- B. Appraiser eLearning
- C. ASFMRA
- D. The CE Shop
- E. McKissock

John Dexter Outlaw moved to approve the following 2024 USPAP education courses, with a second by Matthew Walters, and the motion passed 5-0.

- F. (1) ASFMRA
- (2) McKissock

CERTIFICATION/LICENSURE

John Brewer moved to approve the following applications for Appraisers, Appraisal Management Companies, and Temporary Permits; the motion was seconded by Justin Noble; and the motion passed 5-0.

A. Review of Applications

P.M.	288327	Associate	Murray, KY	
Z.H.	288448	Associate	Bimble, KY	
M.W.	288211	Associate	Hendersonville, TN	
A.K.	288817	Associate	Lexington, KY	
S.H.	288632	Certified Residential	Dallas, TX	Reciprocal
J.R.	288635	Certified Residential	Moon Township, PA	Reciprocal
B.M.	288573	Certified General	Roanoke, VA	Reciprocal
J.B.	288070	Certified General	Dallas, TX	Reciprocal
A.C.	288446	Certified General	Cleveland, OH	Reciprocal
J.N.	288633	Certified General	Grandview, MO	Reciprocal
M.T.	288739	Certified General	Cookeville, TN	Reciprocal
I.B.	288818	Certified General	Palm Beach, FL	Reciprocal
D.B.	288819	Certified General	Tampa, FL	Reciprocal

B. Review of Application for Temporary Permits

P.M.	288465
B.W.	288643
F.P.	288597
B.P.	288598
A.L.	288584
E.E.	288875

C. Licensure Report

Certified General – 692
Certified Residential – 672
Licensed Residential – 12
Associate – 196
Total – 1,572 Appraisers

Appraisal Management Company (AMC) – 116 AMCs

REVIEW OF AMC RENEWAL APPLICATIONS

John Brewer moved to approve the AMC Renewal applications. Justin Noble seconded the motion and the motion passed 5-0.

CLOSED SESSION

At 9:26 a.m., Matthew Walters moved to enter closed session, pursuant to KRS 61.810(1)(c) and (j), and KRS 61.815 to discuss pending cases (grievances) nos. 22-05 and 22-26. John Dexter Outlaw seconded the motion and the Board entered closed session.

Reconvene Open Session and Committee Recommendations

Justin Noble moved for the Commission to come out of closed session. John Brewer seconded the motion. All being in favor, the Board resumed the open meeting at 10:11 a.m. EST.

COMPLAINTS

- A. Case No. 22-05– William Jeffrey Fultz recused and was not present during closed session deliberation or during the open meeting vote for this matter. Justin Noble moved to approve the agreed order in this case. John Dexter Outlaw seconded the motion. The motion passed 4-0.
- B. Case No. 22-26— John Dexter Outlaw moved to refer the case to mediation. John Brewer seconded the motion. The motion passed 5-0.

MISCELLANEOUS

The Board reviewed and discussed the following:

- A. John Brewer moved to approve the Association of Appraisers Regulatory Organization (AARO) annual membership dues. Matthew Walters seconded the motion and the motion passed 5-0.

- B. John Brewer moved to approve the per diem and travel expenditures for the KREAB board members for the October 27, 2023 regular meeting; Justin Noble seconded the motion; and the motion passed 5-0.
- C. August Pozgay advised the Board he reviewed four (4) AMC renewal applications where an AMC submitted information regarding prior conviction(s) and did not identify a basis under KRS Chapter 335B to deny those AMC renewal applications, and offered to relay that information to the Board in more detail in a second closed session. Mr. Pozgay apologized for not presenting this advice earlier in the meeting.

ADJOURNMENT

Matthew Walters moved to adjourn the meeting. Justin Noble seconded the motion. The motion passed 5-0 and the meeting was adjourned.

Minutes Approved:

Chair	Date
<i>Mignon LaShelle</i>	11/01/23
Administrative Coordinator	Date

Pursuant to KRS 324B.060, I, Kristen Lawson,
Acting **Executive Director of the Kentucky Real Estate Authority**
(KREA), have reviewed and approved the expenditures for the meeting
of the Kentucky Real Estate Appraisers Board (the Board) held on October 27, 2023

This Approval is based upon my review of the expenditures as described in the
minutes and in greater detail as on file with the KREA. I did not review, nor did I
participate in discussions, deliberations, or decisions regarding the actions taken
by the Board at this meeting related to individual disciplinary matters,
investigations, or applicant reviews. The Board approved the minutes of its
October 27, 2023 meeting, at its meeting held on November 1, 2023.

Executive Director

Date