

KENTUCKY REAL ESTATE APPRAISERS BOARD
Meeting Minutes, December 15, 2023

TYPE OF MEETING

Regular Meeting with Closed Session

DATE AND LOCATION

December 15, 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:

Kristin Lawson, Commissioner, Department of Professional Licensing
Hannah Carlin, Deputy Director, KREA
August Pozgay, General Counsel, KREA
Rene Rogers, Staff Attorney III
Megan LaShelle, Administrative Coordinator, KREAB
Tom Veit, Executive Assistant, KREAB
Maria Brown, ASC Compliance Manager
Tom Lewis, ASC Compliance Manager

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

MINUTES

Justin Noble moved to approve the November 17, 2023 minutes as presented; the motion was seconded by John Brewer; and the motion passed 5-0.

GENERAL COUNSEL COMMENTS

Kentucky Real Estate Authority General Counsel August Pozgay informed the Board that he had sent to the board members a draft of the KREAB regulations with a memo regarding the draft.

DEPUTY DIRECTOR COMMENTS

Kentucky Real Estate Authority Deputy Director Hannah Carlin introduced Commissioner Kristin Lawson from the Department of Professional Licensing and thanked her for attending. She informed the Board of the upcoming ASC audit and staff’s progress in preparing for it. Deputy Director Carlin also thanked the ASC Compliance managers for attending the meeting.

EDUCATION

Justin Noble moved to approve the following education courses for Fiscal Year 2022-23 and the 2024 USPAP Update courses, with a second by John Dexter Outlaw, and the motion passed 5-0.

- A. Appraiser eLearning
- B. McKissock
- C. Ohio Coalition of Appraisal Professionals

CERTIFICATION/LICENSURE

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

A. Review of Applications

N.Y.	289177	Associate	Florence, KY	
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S.J.	289030	Certified General	Pasadena, CA	Reciprocal
M.A.	289026	Certified General	Chicago, IL	Reciprocal
J.C.	289470	Certified General	Carmel, IN	Reciprocal
S.F.	289434	Certified General	Houston, TX	Reciprocal
S.J.	289030	Certified General	Pasadena, CA	Reciprocal
K.S.	289027	Certified Residential	Hendersonville, TN	Reciprocal
J.C.	288974	Certified Residential	Whitehouse, TN	Reciprocal
W.S.	289326	Certified Residential	Edmonton, KY	Upgrade
J.K.	289580	Certified Residential	Elizabethtown, JY	Upgrade

B. Review of Application for Temporary Permits

C.C.	289231
R.B.	289227
M.H.	289270
T.J.	289170
M.M.	289144
D.L.	289197
E.T.	289324
T.F.	289077
S.B.	289235

T.E.	289325
C.C.	289231

C. Licensure Report

Certified General – 700
 Certified Residential – 677
 Licensed Residential – 11
 Associate – 199
Total – 1,587 Appraisers

Appraisal Management Company (AMC) – 98 AMCs

CLOSED SESSION

At 9:11 a.m., John Dexter Outlaw moved to enter closed session, pursuant to KRS 61.810(1)(c) and (j), and KRS 61.815 to discuss pending cases (grievances) nos. 22-10, 22-11, 22-19, and 22-23, and pursuant to KRS 61.810(1)(k) to receive legal advice regarding the regulation promulgation process and ASC audit. John Brewer seconded the motion and the Board entered closed session.

Reconvene Open Session and Committee Recommendations

John Brewer moved for the Commission to come out of closed session. Matthew Walters seconded the motion. All being in favor, the Board resumed the open meeting at 10:36 a.m.

COMPLAINTS

- A. Case No. 22-10– William Jeffrey Fultz moved to refer the case to medication. Justin Noble seconded the motion. The motion passed 5-0.
- B. Case No. 22-11– John Brewer moved to commence disciplinary action against the licensee as follows: licensee to pay a \$1000 fine, to complete continuing education courses of 15 hours on USPAP and 4 hours on ANSI standards, not to count toward regular continuing education requirements for licensure, and for the licensee to pay the costs of the courses. . John Dexter Outlaw seconded the motion. The motion passed 5-0.
- C. Case No. 22-19– John Dexter Outlaw moved to commence disciplinary action against the licensee as follows: licensee to complete a 15 hour continuing education class on site evaluation, not to count toward regular continuing education requirements for licensure, and for the licensee to pay the costs of the course. John Brewer seconded the motion. The motion passed 5-0.
- D. Case No. 22-23– John Brewer moved to defer review of the case to the January regular meeting of the Board. Justin Noble seconded the motion. The motion passed 5-0.

BUSINESS

The Board reviewed and discussed the following:

- A. John Brewer moved to initiate a response to the inquiry from the ASC regarding the audit by the ASC as drafted and presented by Board staff. John Dexter Outlaw seconded the motion and the motion passed 5-0.
- B. John Brewer moved to approve the 2024 Board meeting schedule as presented;

- Matthew Walters seconded the motion; and the motion passed 5-0.
- C. William Jeffrey Fultz requested Mr. Pozgay provide an update on Board regulations. Mr. Pozgay informed members of the public that the Board had expressed an interest in convening a special meeting in January, 2024, to discuss potential regulation amendments, that notice would be posted on the Board's website, and that if any member of the public would like a copy of the notice when it is posted, to contact Mr. Pozgay or Board staff.
 - D. William Jeffrey Fultz requested Mr. Pozgay provide an update on PAREA. General Counsel August Pozgay informed the Board that the regulation drafts he presented to the Board include a revision incorporating PAREA based on the Board's previously expressed interest. Those regulations will not be final until they have been filed and have gone through the regulation promulgation process under KRS Chapter 13A including notice and opportunity for public comment.

PER DIEM AND TRAVEL

John Brewer moved to approve Board expenditure for per diem and travel expenses for the meeting. Matthew Walters seconded the motion. The motion passed 5-0.

PUBLIC COMMENT

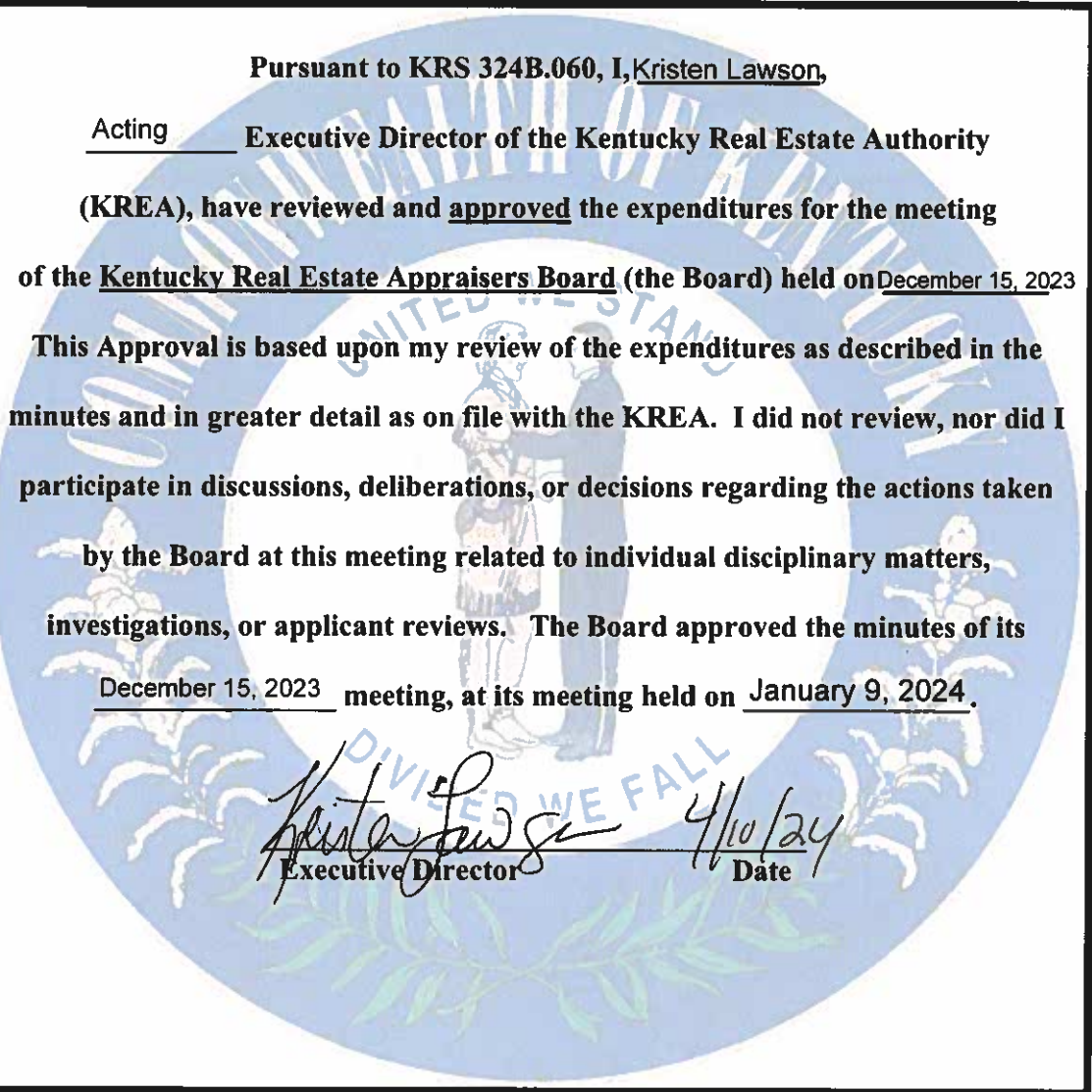
William Jeffrey Fultz invited members of the public in attendance to offer public comment. No comments were offered.

ADJOURNMENT

At 10:36 a.m., William Jeffrey Fultz moved to adjourn the meeting. John Dexter Outlaw seconded the motion. The motion passed 5-0 and the meeting was adjourned.

Minutes Approved:

	4/10/2024
Chair	Date
<i>Mignon LaShelle</i>	01/09/24
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 December 15, 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 December 15, 2023 meeting, at its meeting held on January 9, 2024.

Kristen Lawson
Executive Director

4/10/24
Date