

KENTUCKY REAL ESTATE APPRAISERS BOARD

Meeting Minutes, February 23, 2024

TYPE OF MEETING

Regular Meeting with Closed Session

DATE AND LOCATION

February 23, 2024– 500 Mero Street, Frankfort, KY and via Zoom video teleconference

PRESIDING OFFICER

John Dexter Outlaw, Chair

ROLL CALL

Present:

John Dexter Outlaw, Chair
Justin Noble, Board Member
Matthew Walters, Board Member

Present Also:

Hannah Carlin, Deputy Executive Director, KREA
Patrick Riley, General Counsel, KREA
Rene Rogers, Staff Attorney III
Megan LaShelle, Administrative Coordinator, KREAB
Tom Veit, Executive Assistant, KREAB
Seth Branson, Procedure Development Specialist I

Absent:

All present.

The Kentucky Real Estate Appraisers Board meeting was called to order by Chairperson John Dexter Outlaw at 9:07 a.m. Eastern.

MINUTES

Matthew Walters moved to approve the February 2, 2024, minutes as presented; the motion was seconded by Justin Noble; and the motion passed 3-0.

DEPUTY DIRECTOR COMMENTS

Kentucky Real Estate Authority Deputy Executive Director Hannah Carlin introduced Kentucky Real Estate Authority (KREA) General Counsel Patrick Riley. She updated the Board regarding the biennial Appraisal Subcommittee (ASC) audit and praised Board staff for their performance. Ms. Carlin is drafting a response to the ASC's preliminary findings. The response will be presented to the Board at its next meeting. She presented the Board with the quarterly financial report. . Lastly, she summarized House Bill 403 and stated that staff will update the Board about the bill as additional information becomes available.

LEGAL UPDATE

KREA Staff Attorney III Rene Rogers expanded upon Deputy Executive Director Carlin's explanation of House Bill 403.

EDUCATION

Justin Noble moved to approve the following education courses for Fiscal Year 2023-24 and 2022-2023, with a second by Matthew Walters, and the motion passed 3-0.

A. Aloft, Inc.

1. 2024-2025 7-Hour National USPAP Update Course, 7 hours CE, Online

B. Appraisal Institute

1. 2024 15-hour National USPAP Continuing Education Course, 15 hours QE & 14 hours CE, Classroom
2. Online Appraising Residential Property on Tribal Land, 4 hours CE, Online
3. Online Valuation Bias – The Invisible Fence of Racial Discrimination, 5 hours CE, Online

C. Appraiser eLearning

1. 2024 Appraiser's Conference and Trade Show (ACTS) – Day 1, 7 hours CE, Classroom
2. 2024 Appraiser's Conference and Trade Show (ACTS) – Day 2, 7 hours CE, Classroom
3. Appraisers Guide to Highest and Best Use, 4 hours CE, Classroom
4. Manufactured Housing, 7 hours CE, Classroom
5. The Past, Present, and Future of the Mortgage Appraisal, 7 hours CE, Classroom
6. Supporting Land Value, 4 hours CE, Classroom

D. ASFMRA

1. 15 Hour National USPAP Course (A113), 15 hours QE, Classroom

E. Dennis Badger and Associates

1. Valuation Bias and Fair Housing Laws and Regulations, 7 hours CE, Classroom

F. McKissock

1. 2024 7-hour National USPAP Course, 7 hours QE, Classroom
2. 2024 15-hr National USPAP Course, 15 hours QE, Online
3. Appraising 2-4 Unit Residences, 7 hours CE, Online
4. Appraising 2-4 Unit Residences Live Webinar, 7 hours CE, Online
5. Appraising 2-4 Unit Residences – Traditional Classroom, 7 hours CE, Classroom
6. Appraising Complex and Stigmatized Residential Properties, 7 hours CE, Classroom
7. Intro to Appraising Owner-Occupied Commercial Properties, 7 hours CE, Online

G. Redd, Brown, and Williams Real Estate Services

1. 2024-2025 7-hour USPAP Course, 7 hours CE, Classroom
2. Appraisal Preparation Methods, Workfile, and Documentation Required, 7 hours CE, Classroom

CERTIFICATION/LICENSURE

Matthew Walters moved to approve the following applications for Appraisers and Appraisal Management Companies (AMCs); the motion was seconded by Justin Noble; and the motion passed 3-0.

A. Review of Applications

S.K.	289841	Associate	Louisville, KY	
K.M.	289582	Associate	West Point, KY	
M.L.	290154	Associate	Lexington, KY	
K.J.	290735	Associate	Paducah, KY	
B.K.	287117	Associate	Mt. Washington, KY	
S.G.	290012	Associate	Bowling Green, KY	
A.M.	289913	Associate	Morehead, KY	
R.W.	289483	Certified General	Tuscaloosa, AL	Reciprocal
S.F.	289434	Certified General	Houston, TX	Reciprocal
K.K.	290093	Certified General	Culver City, CA	Reciprocal
A.B.	289797	Certified General	Columbus, OH	Reciprocal
L.H.	289781	Certified General	Chicago, IL	Reciprocal
J.J.	290141	Certified General	Chicago, IL	Reciprocal
B.W.	290152	Certified General	Cocoa Beach, FL	Reciprocal
D.B.	290234	Certified General	Nokomis, FL	Reciprocal
J.F.	290482	Certified General	Indianapolis, IN	Reciprocal
W.C.	290649	Certified General	Point Vedra Beach, FL	Reciprocal
J.C.	280342	Certified General	Charleston, WV	Reciprocal
P.L.	290756	Certified General	Atlanta, GA	Reciprocal
J.C.	289479	Certified Residential	Carmel, IN	Reciprocal
Z.J.	290506	Certified Residential	Greenwood, IN	Reciprocal
M.J.	290149	Certified Residential	Cincinnati, OH	Reciprocal
B.H.	290261	Certified Residential	Cincinnati, OH	Reciprocal
M.R.	289942	Certified Residential	Franklin, TN	Reciprocal
B.S.	290338	Certified Residential	Danville, KY	Upgrade
S.G.	290751	Certified General	Hodgenville, KY	Upgrade

B. Review of Application for Temporary Permits

Matthew Walters moved to approve the following applications for Temporary Permits; the motion was seconded by Justin Noble; and the motion passed 3-0.

J.S.	289707
C.B.	289711
Z.S.	289721
P.M.	289780
C.S.	289840
R.L.	289860
N.A.	289912
J.B.	289988
D.M.	290038
E.E.	290094
E.E.	290199
D.B.	290358
T.P.	290382
R.M.	290456
E.S.	290458
P.F.	290459
E.H.	290460
C.B.	290496
J.N.	290510
J.H.	290597
C.W.	290644
D.K.	290675
R.D.	290720
B.D.	290792

C. Licensure Report

Certified General – 697
 Certified Residential – 663
 Licensed Residential – 11
 Associate – 208
Total – 1,577 Appraisers

Appraisal Management Company (AMC) – 98

EXPERIENCE REVIEW

Justin Noble moved to accept the experience for the following applicants as listed below. Matthew Walters seconded the motion and the motion passed 3-0.

- A. R.A. – approve experience for Certified Residential, must pass the CR exam.
- B. S.G. – approve experience for Certified Residential, must pass the CR exam.
- C. B.S. – approve experience for Certified Residential, must pass the CR exam.

CLOSED SESSION

At 9:22 a.m. EST, Matthew Walters moved to enter closed session, pursuant to KRS 61.810(1)(c) and (j), and KRS 61.815 to discuss pending cases nos. 22-13; 22-20; 22-23; 22-25; 22-28; 22-34, the review of K.S. application, and House Bill 403. Justin Noble 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. Matthew Walters seconded the motion. All being in favor, the Board resumed the open meeting at 10:10 a.m. EST.

COMPLAINTS

- A. Case No. 22-13 – Matthew Walters moved to dismiss the case. Justin Noble seconded the motion. The motion passed 3-0.
- B. Case No. 22-20 – Matthew Walters moved to dismiss the case. Justin Noble seconded the motion. The motion passed 3-0.
- C. Case No. 22-23 – Matthew Walters moved to sanction with the successful completion of the education course, “Market Analysis and Highest and Best Use” (15 hours) within six (6) months. Justin Noble seconded the motion. The motion passed 3-0.
- D. Case No. 22-25 – Justin Noble moved to dismiss the case. Matthew Walters seconded the motion. The motion passed 3-0.
- E. Case No. 22-28 – Justin Noble moved to dismiss the case. Matthew Walters seconded the motion. The motion passed 3-0.
- F. Case No. 23-34 – Matthew Walters moved to issue an Agreed Order to allow a voluntary surrendering of license. Justin Noble seconded the motion. The motion passed 3-0.

MISCELLANEOUS

The Board reviewed and discussed the following:

- A. Justin Noble moved to approve the review of the K.S. application. Matthew Walters seconded the motion and the motion passed 3-0.
- B. Justin Noble moved to approve 6 staff and Board members to travel to the AARO Spring Conference in Nashville, TN on May 3 – 5, 2024. Matthew Walters seconded the motion and the motion passed 3-0.
- C. The Board reviewed and discussed draft regulation 201 KAR 3:200.

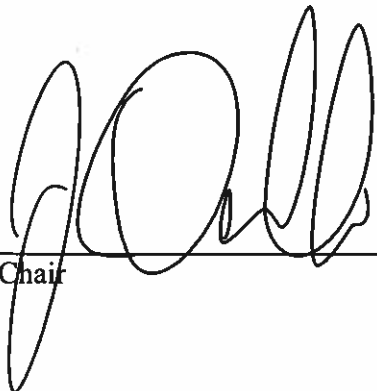
PER DIEM AND TRAVEL EXPENDITURES

Justin Noble moved to approve per diem and travel expenditures. Matthew Walters seconded the motion, and the motion passed 3-0.

ADJOURNMENT

Justin Noble moved to adjourn the meeting. Matthew Walters seconded the motion. The motion passed 3-0 and the meeting was adjourned.

Minutes Approved:



Chair

4/9/2024

Date



Administrative Coordinator

4/9/24

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 2/23/24.

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
2/23/24 meeting, at its meeting held on 4/9/24.


Executive Director

4/10/24
Date