

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

November 22, 2013 – Board Office

PRESIDING OFFICER

Harold Brantley, Chair

ROLL CALL

Present:

Harold Brantley, Chair
Sam Blackburn, Vice Chair
G. Herbert Pritchett, Board Member
Kathy Mayfield, Board Member
Thomas Oliver, Board Member

Present Also:

Larry Disney, Executive Director
Tom Veit, Executive Assistant
Angie Thomas, Staff Assistant
James Grawe, Board Counsel

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance.

OATH OF OFFICE

Mr. Thomas Oliver was sworn in as Lender Member of the Kentucky Real Estate Appraisers Board by Notary Public, Angie Thomas.

ELECTION OF OFFICERS

A nomination was made by G. Herbert Pritchett, to nominate himself as Chairman. Thomas Oliver made a nomination to retain the existing slate of Harold Brantley as Chairman and Sam Blackburn as Vice Chairman. A paper ballot vote was completed by all members of the Board. A total of four votes for Harold Brantley and one vote for G. Herbert Pritchett for Chairman. A ballot vote not was required for Vice Chair because only one nomination was made

for Sam Blackburn. A motion was made by G. Herbert Pritchett, second by Sam Blackburn and the Board unanimously approved the nomination of Chairman Harold Brantley and the Vice Chairman Sam Blackburn. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

MINUTES

Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously approved the October 25, 2013 minutes. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

EDUCATION

Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously approved the following education course for Fiscal Year 2013-2014. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

- (1) Dynasty School
 - A. General Appraiser Site Valuation and Cost Approach – 30 hours QE Online
 - B. Residential Sales Comparison and Income Approach – 30 hours QE Online
- (2) Appraisal University
 - A. Appraising Historic Property – 7 hours CE online
 - B. Practices and Pitfalls for the Residential Appraiser – 9 hours CE online
 - C. Site Analysis and Valuation – 7 hours CE online
 - D. Practical Application of the Cost Approach – 4 hours CE online
 - E. Retail Center Analysis for Financing – 7 hours CE online
- (3) American Society of Farm Managers & Rural Appraisers
 - A. Succession & Estate Planning – 8 hours CE Classroom
- (4) Redd, Brown & Williams Educational Services
 - A. 2014-2015 National USPAP Update – 7 hours CE Classroom
 - B. Residential Appraisal Review Methods – Solving Some of the AMC Problems – 7 hours CE classroom
 - C. Appraisal Comparative Analysis – 7 hours CE Classroom
- (5) Dwellworks Residential Services, LLC
 - A. Fundamentals of Relocation Appraising – 7 hours CE Online
- (6) Lynx Valuation, LLC
 - A. 2014-15 National USPAP Update – 7 hours CE classroom

B. Defensible Appraisal Practices – 7 hours CE Classroom

(7) Dennis Badger & Associates, Inc.

A. 2014-15 – National USPAP Update Course – 7 hours CE Classroom

(8) Appraisal Institute

A. Advanced Market Analysis and Highest & Best Use – Synchronous – 35 hours QE Internet

B. Review Theory – Residential – 15 hours CE classroom

C. International Valuation Standards Overview – 8 hours CE classroom

D. Litigation Assignments for Residential Appraisers – 4 hours CE classroom

E. Review Theory – General – 33 hours CE classroom

EXPERIENCE REVIEW

Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously approved the following experience. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

- (1) Andrew Edelen – Approve his experience for Certified Residential. He must pass the Certified Residential Exam.
- (2) John Wilson – Approve his experience for Certified Residential. He must pass the Certified Residential Exam.

Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board unanimously Rejected the following experience. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

- (1) John Dylan McCalister – Reject his experience for Certified Residential. He must submit one additional residential appraisal report and pass the Certified Residential exam after experience has been approved.

CERTIFICATION/LICENSURE

A. Approval – Appraisers – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted to approve the following certification list of appraisers. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

- (a) Robert K. Barnes – Certified General (TN)
- (b) John J. Fife – Certified General (IN)
- (c) Albert Hockensmith - Associate
- (d) Anita M. Montanus – Certified Residential (OH)
- (e) Scott A. Neal – Certified Residential

- (f) Zachary S. Pitts – Certified General
- (g) Allen K. Reed – Certified Residential
- (h) Sarah C. Richard – Certified Residential (IN)

B. AMC Companies – The Board recognized the newly licensed AMC companies

(1) Appraisal Management Companies

- (1) Goodman Dean, Inc. - #132
- (2) Equity Valuation Partners, Inc. - #133
- (3) eStreet Appraisal Management, LLC - #134

C. Christopher A. Hoffner – Applicant for Associate – Motion by Thomas Oliver, second by Sam Blackburn and the Board unanimously agreed to table until the Board has received a complete and certified copy of the AOC record. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

COMPLAINT

- A. The Board reviewed the Case Summary Chart. 62 cases have been filed in 2013.
- B. Case No. 13-08 – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted to file a formal complaint and set the case for hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- C. Case No. 13-09 - Motion by Kathy Mayfield, second by Thomas Oliver and the Board voted to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- D. Case No. 13-10 - Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- E. Case No. 13-11 - Motion by Kathy Mayfield, second by G. Herbert Pritchett and the Board voted unanimously to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- F. Case No. 13-12 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

- G. Case No. 13-07 – George Chapman and Stacey Nicholas - Motion by Sam Blackburn, second by Thomas Oliver and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- H. Case No. 12-66 – Norman Jones – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- I. Case No. 13-24 – John Bowles – G. Herbert Pritchett recused himself and left the room. Motion by Thomas Oliver, second by Kathy Mayfield and the Board voted to dismiss the case. Roll call – Sam Blackburn – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- J. Case No. 12-49 – David Wild - Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted to accept the agreed order. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes. The respondent agrees to:
- (a) Wild shall complete a 15 hour Residential Site Valuation and Cost Approach course with successful completion of examination and a 30 hour Residential Sales Comparison and Income Approach Course with successful completion of the examination. Said 45 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by January 1, 2014.
 - (b) Wild agrees that the Board shall not renew his certification for the 2014 renewal cycle July 1, 2014 until he has completed the requirements of the terms set out in paragraph (a) of this order.
- K. Case No. 13-02 – Gail Hall - Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to accept the agreed order. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes. The respondent agrees to:
- (a) Suspension of 7 days, to be probated if in the opinion of the Board sufficient progress is shown within the six month period, ending April 1, 2014, to demonstrate marked improvement in competency and reporting of value opinions.
 - (b) If, in the opinion of the Board sufficient progress has not been made in that period of time, the suspension of 7 days will be immediately effective.
 - (c) Hall agrees to pay a \$500.00 fine with the total amount due by December 31, 2013
 - (d) Hall shall complete a 15 hour Residential Cost Approach & Site Value; 15 hour Residential Market Analysis & Highest and Best Use; 15 hour Residential Report Writing and Case Studies and a

30 hours Residential Sales Comparison and Income Approach course with all courses with successful completion of the examination. Said 75 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by November 1, 2015.

- (e) Hall agrees if the above course work is not successfully completed, in total, prior to November 1, 2015, the appraiser agrees that the National Qualifying Examination must be completed by May 16, 2016 renewal date.
- (f) Hall agrees no Associate Real Property Appraisers after April 1, 2014, to be probated if in the opinion of the Board sufficient progress is shown within the six month period to demonstrate marked improvement in competency and reporting of value opinions.
- (g) Hall agrees to submit a log every six months beginning with the first log being due to the Board on April 1, 2014 and to be continued for 2 years.
- (h) Hall agrees that the Board investigator or other designee named by the Board shall be permitted to enter the appraiser's office without appointment and review reports selected from the assignment log.
- (i) Hall agrees that the Board shall not renew her certification for the 2015 renewal cycle July 1, 2015 until she has completed the requirements of the terms set out in paragraph (a-c) of this order.

L. Case No. 12-57 – Steven Rohlfig - Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board voted to accept the agreed order. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes. The respondent agrees to:

- (a) Rohlfig shall be fined the sum of \$1,000.00 with total amount due with the signed agreed order.
- (b) Rohlfig agrees that the Board shall not renew his certification for the 2014 renewal cycle July 1, 2014 until he has completed the requirements of the terms set out in paragraph (a) of this order.

MISCELLANEOUS

The Board reviewed and discussed the following information:

A. Budget – Budget ending October 2013

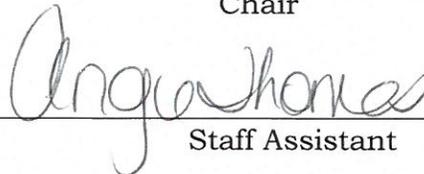
- B. Larry Disney stated that if the AMC and Appraiser registration decline significantly and with the increase of retirement the State is requiring Employers to fund, there will be a need to increase the license fees.
- C. James Grawe submitted regulations changes for: Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board agreed to file the regulation changes as submitted. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes
- D. The Board staff will work on a Board retreat and Board meeting at Barren River State Park for the month of July or August. The staff will bring back location and date at the December meeting.
- E. Terry Farmer submitted letter that Liberty One, AMC, has gone out of business.
- F. The KREAB seminars – Liability Administrators has agreed to do 3.5 hours at all four seminars. The Board has agreed to be present at the seminars for Q&A at the end of the seminar. Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board unanimously agreed for Liability Administrators to do 3.5 hours at the seminars. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- G. Kim Mathias will be working on the sequel server database and will attend the training at KY.gov for the KREAB website.
- H. December Board Meeting – December 20, 2013

Chair, Harold Brantley, on behalf of the Board and staff presented a plaque to Dorsey Hall for all his hard work and dedication to the Board over the past years as a member.

Motion by Sam Blackburn, second by Thomas Oliver and the Board unanimously agreed to adjourn the meeting.



Chair



Staff Assistant