

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Special Meeting

DATE AND LOCATION

March 21, 2014 – 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
Kim Mathias, Executive Secretary
Ryan Halloran, Attorney General Office

Absent:

James Grawe – Board Counsel

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

MINUTES

Motion by Thomas Oliver, second by Kathy Mayfield and the Board unanimously approved the February 10, 2014 minutes. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

EDUCATION

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

A. Appraisal Institute

- (1) Residential Applications – Using Technology to Measure & Support Assignment Results – 7 hours CE classroom
- (2) Residential Applications Part 2 – 7 hours CE classroom
- (3) Using Spreadsheet Programs in Real Estate Appraisal – Synchronous – 7 hours CE internet
- (4) Applications & Interpretation of Simple Linear Regression – 7 hours CE classroom

B. McKissock

- (1) Analyze This! Applications of Appraisal Analysis – Live Webinar – 4 hours CE Online
- (2) UAD – Up Close and Personal – Live Webinar – 3 hours CE online

C. Redd, Brown & Williams Educational Services

- (1) Appraisal Adjustment Development and Support – 7 hours CE classroom

D. Dennis Badger & Associates, Inc.

- (1) Appraising Green – 3.5 hours CE classroom

E. Bluegrass Chapter – Appraisal Institute

- (1) General Demonstration Report Writing Seminar – 7 hours CE classroom

F. NAIFA

- (1) Basic Appraisal Principles - 30 hours QE classroom
- (2) Basic Appraisal Procedures – 30 hours QE classroom

EXPERIENCE REVIEW

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) Danielle Fegan – Reject experience for Certified Residential. Request for supervisor and associate meet with Larry Disney and Tom Veit.

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

- (1) Christina Hinton – Reject her experience for Certified Residential. She must submit one additional residential appraisal report.

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

- (1) Anthony S. Wheeler – Reject his experience for Certified General. He must submit two additional residential appraisal reports.

CERTIFICATION/LICENSURE

A. Approval – Appraisers – Motion by Sam Blackburn, second by Kathy Mayfield 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.

- (1) Matthew J. Belmont – Certified Residential (OH)
- (2) Andrew J. Bryant – Certified General (IN)
- (3) Todd Ellis – Certified Residential (OH)
- (4) Jerrod L. Gaertner – Certified General (TN)
- (5) Joseph Patrick Gibson – Certified General (TN)
- (6) Hannah G. Gossett – Associate
- (7) Deborah B. Kling- Certified General (GA)
- (8) Lee C. Holliday – Certified General (GA)
- (9) Jon P. Latinovich – Certified General (IN)
- (10) Tina M. Lynch - Associate
- (11) John D. McCalister – Certified Residential
- (12) Paul A. Montero – Certified Residential (CA)
- (13) David R. Salinas – Certified General (FL)
- (14) Mark W. Schwobe – Certified General (GA)
- (15) Brady Williams - Associate
- (16) Jonathan M. Winn – Certified General
- (17) Larry R. Woodall – Certified General (GA)

B. Tina M. Lynch – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted unanimously to approve her application for Associate license. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

C. Todd E. Ellis – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted unanimously to approve his application for Certified Residential. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

D. Joseph Maas – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously to approve his application for compliance manager for an AMC Company. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

COMPLAINT

- A. The Board reviewed the Case Summary Chart. 7 cases filed for 2014.
- B. Case No. 13-37 – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted to file a formal complaint and set for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- C. Case No. 13-38 · Motion by Sam Blackburn, second by Thomas Oliver and the Board voted 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.
- D. Case No. 13-40· Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- E. Case No. 13-41 · Motion by Sam Blackburn, second by Thomas Oliver 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. 13-45 – Motion by Thomas Oliver, second by Sam Blackburn 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.
- G. Case No. 13-46 · Motion by Sam Blackburn, second by Kathy Mayfield 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.

- H. Case No. 13-49 - Motion by Kathy Mayfield, second by Sam Blackburn 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.
- I. Case No. 13-50 – 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.
- J. Case No. 13-51 – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- K. Case No. 13-59 – Motion by Sam Blackburn, second by Thomas Oliver 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.
- L. Case No. 14-01 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to file a formal complaint and set the case for a hearing. After discussion the Board determined nothing impacted the integrity of the appraisal report. Sam Blackburn made a motion to rescind the original motion and second by Kathy Mayfield. A motion was made by Sam Blackburn, second by G. Herbert Pritchett and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- M. Case No. 14-04 – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board voted to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- N. Case No. 14-07 – Motion by Thomas Oliver, 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.
- O. Case No. 13-05 – 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.
- P. Case No. 13-14 – Motion by Sam Blackburn, 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.

- Q. Case No. 13-17 – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board voted to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- R. Case No. 13-19 – Motion by Thomas Oliver, 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.
- S. Case No. 13-22 – 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.
- T. Case No. 13-23 – 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.
- U. Case No. 13-25 & 13-26 – Motion by Kathy Mayfield, second by Sam Blackburn and the Board voted to dismiss the cases. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. Budget – Budget ending February – Motion by Sam Blackburn, second by Thomas Oliver and the Board reviewed and approved the Budget ending February 28, 2014. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- B. Motion by Sam Blackburn, second by Thomas Oliver and the Board agreed to the following procedure for 2014 renewal:
 - 1. Renewal will be available online, by mail, or in person
 - 2. Postcards will be mailed and emails will be sent to each appraiser
 - 3. Renewal forms will be available online
 - 4. A Notice will be mailed to appraisers with renewal certificate that this will be the last year they will receive a license/certificate in the mail. Beginning 2015, all certificates will be sent electronically.
 - 5. Ryan Halloran, Attorney General Office advised the Board that a regulation will need to be filed for change in renewal process. He advised the Board when changing any process a regulation will need to be filed with new process outlined in regulation.
- C. Experience Credit for Associate and Supervisors – Discussion was made to the possibility of looking into requiring additional information from appraisers requesting to become a supervisor. The Board agreed that a system is already in place to review associates appraisals at 6 months and 12 months of being licensed.

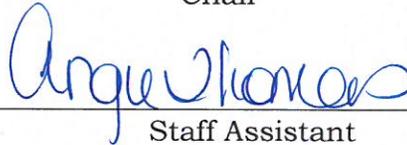
The Board agreed that Tom Veit will begin reviewing those appraisals submitted by Associates.

- D. Customary and Reasonable Fees – Marvin Dever addressed the Board concerning Fees. Harold appointed Sam Blackburn to work with Tom Veit and Larry Disney to determine “If the Board can legally obtain a fee study? What we can or cannot do with customary fees?” They will bring back the findings at a future Board meeting. Marvin Dever also requested the Board to change the regulation that would require an AMC’s to make payment to appraisers in 30 days. Harold Brantley advised Mr. Dever that the Board regulates both appraisers and AMC’s. Harold Brantley advised Mr. Dever that this has been discussed several times and the Board will not go any further with requesting a 30 day fee requirement.
- E. Motion by G. Herbert Pritchett, second by Thomas Oliver and the Board acknowledged the outside duties of staff do not conflict with the duties of the Kentucky Real Estate Appraisers Board and approved all outside duties listed. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- F. Motion by G. Herbert Pritchett, second by Kathy Mayfield and the Board agreed to the \$100,000 allotment increase for fiscal year ending June 30, 2014. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- G. G. Herbert Pritchett comments to the February 2014: Proposed Revision to the 2015 Real Property Appraiser Qualifications Criteria
- H. The Board agreed to table the Complaint Procedure Clarification to the April Board meeting
- I. AMC Board Representation – The Board stated the AMC should refer to the Governor’s office for their concerns. G. Herbert Pritchett commented he felt the make-up of the Board should have the majority of Real Estate Appraisers.
- J. Requirements about State Certification – Harold Brantley appointed Thomas Oliver to work with Larry Disney and Tom Veit to determine if the Board statutes require a license/certification only for federal related loan transactions or if it applies in all appraisal assignments completed by a KY licensed/certified person and bring back results to a future Board meeting.
- K. Motion by Sam Blackburn, second by Thomas Oliver and the Board approved the new letterhead presented to the Board. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- L. Motion by Sam Blackburn, second by Thomas Oliver and the Board approved the newsletter format presented to the Board. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- M. Harold Brantley request from Ryan Halloran additional legal representation to help James Grawe on AMC legal issues. Ryan Halloran advised the Board he will look into this matter.
- N. Motion by Thomas Oliver to request Executive Session at the end of the Board meeting. After discussion, Mr. Oliver withdrew his request for an executive session.

O. April Board Meeting – April 25, 2014 at 9:00 a.m. Board office in Richmond, KY.
Motion by Sam Blackburn, second by Thomas Oliver and the Board unanimously agreed to adjourn the meeting.



Chair



Staff Assistant