

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

October 24, 2014 - Board Office

PRESIDING OFFICER

Harold Brantley, Chair

ROLL CALL

Present:

Harold Brantley, Chair
Sam Blackburn, Vice Chair
G. Herbert Pritchett – Via Video Conference
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:

Brian Judy, Board Counsel

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

MINUTES

Motion by Sam Blackburn, second by Thomas Oliver and the Board unanimously approved the September 12, 2014 minutes. Roll call – Sam Blackburn – Yes; G. Hebert Pritchett - Abstain, he was not in attendance. Kathy Mayfield – Yes; Thomas Oliver - Yes.

EDUCATION

Motion by Thomas Oliver, second by Kathy Mayfield and the Board unanimously approved the following education courses for Fiscal Year 2014-2015. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

A. Appraisal Institute

1. National USPAP Update Equivalent Course – 7 hours CE online
2. National USPAP Equivalent Course – 15 hours QE online

B. Dynasty School

1. Covering All the Bases in Residential Reporting – 7 hours CE online
2. Foreclosure Basics for Appraisers – 7 hours CE online
3. General Appraiser Market Analysis and Highest and Best Use – 15 hours QE online

C. McKissock, LP

1. A Review of Disciplinary Cases – Live Webinar – 3 hours CE Online
2. Fundamental Concepts of Analysis – 7 hours CE Online
3. Expert Witness for Commercial Appraisers – 12 hours CE Online
4. Appraisal of Land Subject to Ground Leases – 7 hours CE Online

EXPERIENCE REVIEW

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

- (1) Rebecca Andrews – Approve experience for Certified Residential. She needs to pass the Certified Residential appraisal exam.
- (2) William Campbell – Approve experience for Certified Residential. He needs to pass the Certified Residential exam.
- (3) Kari Stringer-Merrick – Approve experience for Certified Residential. She needs to submit official college transcript and pass the Certified Residential exam.
- (4) Charles Williams – Approve experience for Certified General. He needs to pass the Certified General appraisal exam.

CERTIFICATION/LICENSURE

- A. Approval – Appraisers – Motion by Kathy Mayfield, second by Thomas Oliver 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) Matthew K. Absher – Associate
 - (b) Andrew M. Boespflug – Certified General (ID)
 - (c) Rana S. Cook – Associate
 - (d) John M. Faulkner - Associate
 - (e) Tiffany M. Harris – Associate
 - (f) Brian L. Kelley – Certified General (OR)
 - (g) Matthew J. McConnell – Certified General (OH)
 - (h) Mark J. Saint Dennis – Certified General (MI)
 - (i) Rhonda K. Stone – Certified Residential
 - (j) Stephen M. Stump - Associate

COMPLAINT

- A. The Board reviewed the Case Summary Chart. Tom Veit reported 36 cases filed for 2014 and 8 open appraiser investigations and 3 open AMC investigations.
- B. Case No. 14-19 – Motion by Thomas Oliver, second by Sam Blackburn and the Board voted unanimously to enter into an informal settlement process and if not successful file and set the case for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.
- C. Case No. 14-25 - Motion by Kathy Mayfield, second by Thomas Oliver and the Board voted unanimously to enter into an informal settlement process and if not successful file 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. 14-26 - Motion by Thomas Oliver, second by Kathy Mayfield and the Board voted unanimously to enter into an informal settlement process and if not successful file and set the case for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes
- E. Case No. 14-32 - Motion by Kathy Mayfield, 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.

- F. Case No. 13-62 – Respondent #2 (Associate) - Motion by Sam Blackburn, second by Thomas Oliver and the Board voted unanimously to dismiss the case without prejudice should respondent reinstate their appraiser license. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- G. Case No. 14-09- Motion by G. Herbert Pritchett to enter into an informal settlement process and if not successful file and set the case for a hearing. After discussion, G. Herbert Pritchett withdrew his motion. A motion was made by Sam Blackburn, second by Thomas Oliver and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – No; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- H. Case No. 14-20 - 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.
- I. Case No. 14-23 - Motion by Thomas Oliver, second by Kathy Mayfield and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Abstain. Not enough information to make recommendation; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- J. Case No. 14-24 - 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.
- K. Case No. 13-15 - 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 – No; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- L. Case No. 13-62 – Motion by Sam Blackburn, second by Thomas Oliver and the Board unanimously accepted the agreed order. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.
- (a) Bramble shall complete a 15 hour Residential Sales Comparison Course and a 15 hour Uniform Standards of Professional Appraisal Practice Course with successful completion of the examinations. Said 30 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 June 15, 2015.
 - (b) Bramble agrees that the Board shall not renew his certification for the 2015 renewal cycle July 1, 2015 until he has completed the requirements of the terms set out in paragraph a of this order.

M. Cases on Appeal

- (1) Lynn Prichard – 04-63 – 12-10, 12-11, 12-12, 12-25, 12-26 ·
- (2) Matt Miniard · 10-18 – Court of Appeals. The Court has not ruled on the case.
- (3) David Harrington– 08-49 through 08-57, 09-02, 09-03 and 09-07
Misfiled in wrong county by Harrington Attorney. Appeal now in the Madison Circuit Court.

N. Cases to be set for hearing

- (1) Case 12-45 – Formal complaint mailed and awaiting a hearing date.
- (2) Case 12-04 – Formal complaint mailed and awaiting a hearing date.
- (3) Richard Sceifers – Formal complaint mailed and awaiting a hearing date.

MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. Budget Ending September 30, 2014
- B. KREAB Law Class Offering – Larry Disney will look into this process and bring information back to the Board.
- C. 2015 KREAB Seminars – Motion by Sam Blackburn, second by Thomas Oliver and the Board agreed to offer the KREAB 2015 seminars in two locations, Lexington and Louisville. The staff will work on the dates and times and bring back to the Board. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver · Yes.
- D. Terry Farmer request for reimbursement through the recovery fund for AMC's – Motion by Thomas Oliver, second by Kathy Mayfield and the Board denied the request for reimbursement through the AMC recovery fund because the necessary steps to recover the funds from the AMC had not been taken since Mr. Farmer obtained a judgment. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver · Yes.
- E. 201 KAR 30:040 – Revision to Section 2; Section 4 (b) ANSI Revision date to 2013 – Motion by Sam Blackburn, second by Thomas Oliver and the Board agreed to proceed with regulation change. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver · Yes.
- F. Motion by Sam Blackburn, second by Kathy Mayfield and the Board designated Larry Disney and/or Tom Veit as spokesperson for the Board at the regulation hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver · Yes.
- G. Novo Appraisal Management Company Renewal – Motion by Sam Blackburn, second by Thomas Oliver and the Board tabled the discussion until Brian Judy, Board Counsel could review materials and make recommendation. Roll call – Sam

Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

H. KRS 13B Hearing Process

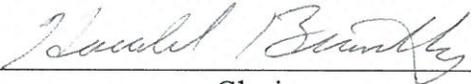
I. Larry Disney attendance at the ASC meetings – Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously agreed to approve travel for Larry Disney to attend any ASC meeting that he felt was necessary to attend.

J. November Board Meeting – November 21, 2014

Harold Brantley, Chair commended Larry Disney on his contribution as past president of AARO. Mr. Brantley expressed the KREAB is very fortunate to have Larry Disney as their Executive Director.

Harold Brantley, Chair expressed appreciation to both members Sam Blackburn, G. Herbert Pritchett on the past six years as Board Members of the KREAB. A plaque was presented to both members.

Motion by Thomas Oliver, second by Kathy Mayfield and the Board unanimously agreed to adjourn the meeting.



Chair



Staff Assistant