KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Special Meeting

DATE AND LOCATION

June 19, 2015 – Board Office, Richmond, KY

PRESIDING OFFICER

Harold Brantley, Chair

ROLL CALL

Present:
Harold Brantley, Chair
Kathy Mayfield, Board Member
Thomas Oliver, Board Member
Jeff Fultz, Board Member

Present Also:
Larry Disney, Executive Director
Tom Veit, Executive Assistant
Kim Mathias, Executive Secretary
Ryan Halloran, Attorney General Office

Absent:
Dann Cann, Board Member
Angie Thomas, Staff Assistant

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

MINUTES

Motion by Thomas Oliver, second by Jeff Fultz and the Board unanimously approved the May 22, 2015 minutes. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Jeff Fultz - Yes.

EDUCATION

Motion by Jeff Fultz, second by Thomas Oliver and the Board unanimously approved the following education courses for Fiscal Year 2015-2016. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Jeff Fultz - Yes.

(1) Appraisal Institute
   1. Online Thinking Outside the Form – 4 hours CE online

(2) American Society of Farm Managers and Rural Appraisers (ASFMRA)
   1. Foundations of Appraisal Review – 40 QE and 36 CE hours classroom
   2. Introduction to Statistical Analysis for Appraisers – 8 hours CE classroom
   3. Rural Sales Analysis and Confirmation – 8 hours CE classroom
   4. Understanding and Using Comparable Transactions – 7 hours CE classroom

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

(3) Individual Credit Request
   1. Appraisal Institute
      1. Dallas Real Estate Economic Performance and Projections – 2 hours CE
      2. What Office Tenants, Landlords and Investors Want Now – 2 hours CE
      3. Trends in Green Energy – 2 hours CE
      4. State of Atlanta: Back in the Saddle AM – 3 hours CE
      5. State of Atlanta: Bank in the Saddle PM – 4 hours CE

CERTIFICATION/LICENSURE

A. Approval – Appraisers – Motion by Thomas Oliver, second by Kathy Mayfield and the Board voted to approve the following certification list of appraisers and AMC. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Jeff Fultz - Yes.

   1. James M. Farrer – Certified General (PA)
   2. John S. Long – Certified General (IN)
   3. Phillip J. Swiney – Certified General (MO)

B. Approval – AMC
   a. HVCC Appraisal Ordering, Inc. #151 – Appraisal Management Company

COMPLAINT

A. The Board reviewed the Case Summary Chart. Tom Veit reported 23 appraiser cases and 1 AMC case have been filed.

B. Case No. 14-38– Motion by Jeff Fultz, second by Thomas Oliver and the Board unanimously agreed to set the case for an informal mediation and if not successful to set the case for a hearing. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Jeff Fultz – Yes

C. Case No. 14-39– Motion by Thomas Oliver, second by Kathy Mayfield and the Board unanimously agreed to set the case for an informal mediation and if not successful to set the case for a hearing. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Jeff Fultz - Yes.

D. Case No. 12-45 – Motion by Kathy Mayfield, second by Jeff Fultz and the Board unanimously accepted the mediation agreement. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Jeff Fultz - Yes.

1. The respondent agrees to complete a 7 hour National USPAP Update course on or before July 1, 2016.
2. The Board agrees to not seek additional disciplinary action regarding the factual basis of this matter.
3. The parties agree to execute all documents necessary to settle and dismiss Administrative Action No. 14-KREAB-0256.
4. The respondent expressly understands failure to comply with and complete all terms of this medication agreement shall constitute failure to comply with an order of the board under KRS 324A.050 for which the board may impose additional penalties available under law after notice and opportunity to be heard.
5. The parties agree to take all actions necessary that would cause the conditions and obligations under this agreement to become effective upon the date of this agreement, or, in the event that additional documents may need to be executed after the date of this agreement, the parties agree to cooperate with each other and execute such additional documents to effectuate the purposes as stated herein.

E. Cases on Appeal or scheduled for hearing – Attorney will work through the legal process on all below listed cases.

(1) Lynn Prichard Case 12-10, 12-11, 12-12, 12-25, 12-26 – Pending in Circuit Court
(2) Matt Miniard - 10-18 – Pending in Court of Appeals
(3) David Harrington– 08-49 through 08-57, 09-02, 09-03 and 09-07 Pending in Court of Appeals. Filed a statement and the board filed a supplemental response.

F. Cases to be set for hearing
(1) Case 12-04 – Thomas Biederman – Telephonic Mediation June 22, 2015
(2) Brandon Combs – Recommend Order received and will table until July Board meeting
(3) Richard Sceifers – Answer filed now waiting on court to sign the brief.

MISCELLANEOUS

The Board reviewed and discussed the following information:

A. Budget Ending May 31, 2015
B. Terry Farmer – Renewal application –Motion by Thomas Oliver, second by Kathy Mayfield and the Board agreed to file complaint and at this time to not renew his certification. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Jeff Fultz - Yes.
C. RFP for Legal Counsel – Motion by Thomas Oliver, second by Jeff Fultz and the Board accepted the RFP and voted to proceed with bidding of the PSC. The amount to be set for the PSC will be $50,000 plus $5,000 in travel. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Jeff Fultz - Yes.
D. KREAB Fee Study – Motion by Thomas Oliver, second by Kathy Mayfield and the Board unanimously accepted the Fee Study Survey. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Jeff Fultz - Yes.
E. Registration & Supervision of AMC's Bulletin – Board Review
F. TAF/AI – Board Review
G. September Board meeting and retreat - September 23, 24, 25, 2015 – Lake Cumberland State Park – The Board agreed to reschedule the meeting and retreat.
H. September Board meeting – September 25, 2015 – Lake Cumberland State Park – Reschedule and bring new date to July meeting.
I. July Board Meeting – July 17, 2015
J. 25th Anniversary – July 17, 2015 following Board meeting
K. The Board was advised that the new Board Counsel from the Attorney General Office will be Nicole Biddle.

Motion by Jeff Fultz, second by Kathy Mayfield and the Board unanimously agreed to adjourn the meeting. Roll call – Kathy Mayfield – Yes; Thomas Oliver – Yes; Jeff Fultz - Yes.

Chair

Staff Assistant