

# **KENTUCKY REAL ESTATE APPRAISERS BOARD**

## **TYPE OF MEETING**

Regular Meeting

## **DATE AND LOCATION**

February 28, 2020 – Board Office, 321 N. Madison Ave., Richmond, KY

## **PRESIDING OFFICER**

Russ Lohan, Vice Chair

## **ROLL CALL**

### **Present:**

Russ Lohan, Vice Chair  
M. Alan Hensley, Board Member  
Corey Chestnut, Board Member

### **Present Also:**

Tom Veit, Executive Assistant  
Angie Thomas, Staff Assistant  
Chris Hunt – Counsel, PPC

### **Absent:**

John G. Kenkel, Jr. Chair  
Neil Tong, Board Member

## **MINUTES**

Motion by Alan Hensley, second by Corey Chesnut and the Board unanimously approved the January 29, 2020 minutes. All in favor, motion passed 3-0.

## **EDUCATION**

Motion by Corey Chesnut, second by Alan Hensley and the Board unanimously approved the following education courses for Fiscal Year 2019-20. All in favor, motion passed 3-0.

### **A. Appraisal Institute**

- 1. Practical Applications of the Residential Sales Comparison Approach – 4 hours CE Online**
- 2. Business Practices and Ethics Online – 6 hours CE Online**

### **B. Redd, Brown & Williams Real Estate Services**

- 1. Sales Comparison in Detail – 7 hours CE Classroom**

2. FHA Update – 7 hours CE Classroom
- C. American Society of Farm Managers & Rural Appraisers
1. 2020 Land Value Conference – 4 hours CE Classroom
  2. Property Rights Why Haven't I Heard This Before – 8 hours CE Classroom
- D. Appraiser eLearning LLC
1. Appraising Complex Properties with Unique Characteristics – 3.5 hours CE Online
  2. Learning Home Measurement – Video Series – 5 hours CE Online
  3. Appraiser Liability 101: Essential Concepts – 4 hours CE Online
- E. McKissock
1. Live Webinar: Appraising Complex Residential Properties – 3 hours CE Online
  2. Live Webinar: Residential Property Inspection – 3 hours CE Online
  3. Request to approve Instructor Matthew Shake
  4. 2020-21 National USPAP Update Course for Non-Residential Real Property – 7 hours CE Online
- F. Calypso Continuing Education
1. 2020-21 National USPAP Update Equivalent Course -7 hours CE Online
- G. Lynx Valuation LLC
1. Sales Comparison – A Fresh Approach – 7 hours CE Classroom

## **CERTIFICATION/LICENSURE**

Motion by Corey Chesnut, second by Alan Hensley and the Board unanimously approved the following list of Appraisers, Appraisal Management Companies and Temporary Permits. All in favor, motion passed 3-0.

### **A. Approvals**

#### **1. Appraisers**

- A. Timothy M. Cronkright – Certified General – Eaton Rapids, MI
- B. Donald W. Davidson – Certified General – Houston, TX
- C. Alexandria King – Certified Residential – Owensboro, KY
- D. Amber H. Kurowski – Certified General – Odessa, FL
- E. Roger G. Land – Certified General – Austin, TX
- F. Dustin Markwell – Certified General – Louisville, KY
- G. Jennifer Marshall – Certified Residential – Venice, FL
- H. Michael Morris – Certified Residential – Louisville, KY
- I. Richard A. Plock – Certified General – Shrewsbury, NJ
- J. Barry W. Purvis – Associate – Flemingsburg, KY
- K. Brenda J. Rawle – Certified Residential – Johnston City, TN
- L. Matthew Rejent – Certified Residential – Paducah, KY
- M. Brock J. Rule – Certified General – Overland Park, KS
- N. Lee Robert Smalley – Certified General – Miami, FL
- O. Ryan Stanger – Certified General – Murray, KY

Total Appraisers as of February 28, 2020  
 Certified General – 680  
 Certified Residential – 706  
 Licensed Residential – 11  
 Associate – 208  
**Total – 1,605 Appraisers**

2. Appraisal Management Company (AMC)–  
 Total AMC's as of February 28, 2020 – 117 AMC's  
 A. #196 Fastapp Inc. – Brooklyn, NY  
 B. #197 Superstition Management Inc, dba AppraisalTek – Mesa, AZ  
 C. #198 Clear Falls Valuations, LLC – Houston, TX

3. Temporary Permits – 19 Issued from 1/28/20 – 2/28/20

20-20	Rule	Brock J
20-21	Tobin	Patrick
20-22	Orlando	Christopher M.
20-23	Orlando	Christopher M.
20-24	Mellen	Suzanne R
20-25	Blumenthal	Colleen
20-26	Levy	James L.
20-27	Resce	Michael W
20-28	Etheredge	Tanner J.
20-29	Zink	Ryan
20-30	Cline	Adam
20-31	Van Santen	John
20-32	Spillers	Brian
20-33	Scott	James R.
20-34	Pierce	Joseph
20-35	Greenwald	Jeff A.
20-36	Piwarun	James A.
20-37	Adamson, IV	Henry K.
20-38	Satter	John C.
20-39	Bellack	Patricia A.

**EXPERIENCE**

Motion by Alan Hensley, second by Corey Chesnut and the Board voted to accept the experience for the following: All in favor, motion passed 3-0.

- A. Amanda Widener – Approve experience for Certified Residential. She will need to pass the Certified Residential exam.
- B. Ryan Baker – Approve experience for Certified Residential. He will need to pass the Certified Residential exam.

## COMPLAINT

- 1. Investigator Report – Tom Veit reported there are sixteen (16) open appraiser cases and (0) AMC cases.
- 2. Case No. 19-02 – Motion by Alan Hensley, second by Corey Chesnut and the Board agreed to dismiss the case. All in favor, motion passed 3-0.
- 3. Case No. 19-03 – Motion by Corey Chesnut, second by Alan Hensley and the Board agreed to dismiss the case with caution. All in favor, motion passed 3-0.
- 4. Case No. 19-05 - Motion by Corey Chesnut, second by Alan Hensley and the Board agreed to dismiss the case. All in favor, motion passed 3-0.

## MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. January and February Expenses and Income – Motion by Alan Hensley, second by Corey Chesnut and the Board unanimously accepted the expense and income for January and February. All in favor, motion passed 3-0. The Board was advised the budget bill proposes an agency transfer of \$1,250,000.00 from the Kentucky Real Estate Authority for both fiscal year 20-21 and 21-22.
- B. Request from Appraiser to add Associate – Motion by Alan Hensley, second by Corey Chesnut and the Board unanimously denied the request based upon the terms set forth in an Agreed Order, whereas the appraiser cannot supervisor for 3 years. The Board advised the appraiser to reapply when the terms of the agreed order has been completed. All in favor, motion passed 3-0.
- C. AARO & Investigator Training – April 1 – 6, 2020, San Antonio, TX – Motion by Corey Chesnut, second by Alan Hensley and the Board voted to request approval for Tom Veit to attend the AARO & Investigator Conference with a not to exceed budget of \$3,500.00. All in favor, motion passed 3-0.
- D. Motion by Alan Hensley, second by Corey Chestnut and the Board agreed to pay the AARO Annual Dues of \$450.00. All in favor, motion passed 3-0.

- E. Motion by Alan Hensley, second by Corey Chestnut and the Board agreed to renew the Personal Service Contracts for Badger Investigative Services and PSI, LLC. Both contracts will be renewed for a two-year term in the amount of \$10,000 for each contract. All in favor, motion passed 3-0.
- F. March Board Meeting – March 27, 2020 – Board Office

Motion by Alan Hensley, second by Corey Chesnut and the Board voted to adjourn the meeting. All in favor, motion passed 3-0.



---

Vice Chair



---

Staff Assistant