

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

December 21, 2018 – Board Office, 321 N. Madison Ave., Richmond, KY

PRESIDING OFFICER

Russ Lohan, Vice Chair

ROLL CALL

Present:

Russ Lohan, Vice Chair
Terry Bunnell, Board Member
Neil Tong, Board Member
M. Alan Hensley, Board Member

Present Also:

Harold “Beaver” Corder, Executive Director
Tom Veit, Executive Assistant
Angie Thomas, Staff Assistant
Heather Becker – Counsel, PPC

Absent:

John G. Kenkel, Jr. Chair

OATH OF OFFICE

Notary Public, Angie Thomas, swore in Mr. Russ Lohan as member of the Kentucky Real Estate Appraisers Board.

RESIGNATION

Terry Bunnell presented the Board with a letter of resignation. Mr. Bunnell was elected to the Glasgow City Council and resigned from the Kentucky Real Estate Appraisers Board effective December 31, 2019. The Board and staff would like to thank Mr. Bunnell for his service and dedication to the Kentucky Real Estate Appraisers Board.

MINUTES

Motion by Terry Bunnell, second by Neil Tong and the Board unanimously approved the November 16, 2018 minutes. All in favor, motion passed 4-0.

EDUCATION

Motion by Terry Bunnell, second by Neil Tong and the Board unanimously approved the following education course for Fiscal Year 2018-19. All in favor, motion passed 4-0.

- A. OREP Education Network
 - 1. Appraisal Adjustments II: Solving Complex Problems – 7 hours CE Online
- B. CoreLogic Valuation Solutions d/b/a The Columbia Institute
 - 1. Income Approach Review – 7 hours CE Online
 - 2. Mortgages, Appraisers and Foreclosures – 7 hours CE Online
 - 3. Appraisal of Small Residential Income Properties – 7 hours CE Online
- C. McKissock, LP
 - 1. Residential Construction and the Appraiser – 7 hours CE Online
- D. Farm Credit Mid-America
 - 1. Supporting Your Opinion of Value – 7 hours CE Classroom
- E. Appraisal Institute
 - 1. How Tenants Create or Destroy Value: Leasehold Valuation and Its Impact on Value – 7 hours CE Classroom
- F. Dennis Badger & Associates
 - 1. ANSI Measurement Z765-2013 – 3.5 hours CE Classroom
 - 2. Real Estate Mortgage Fraud and Questionable Practice Allegations – 3.5 hours CE Classroom

3. Protect Your Appraisal Practice by Practicing Professionally – 3.5 hours CE Classroom
- G. American Society of Farm Managers & Rural Appraisers
1. ISPFMRA 2019 Annual Meeting – 6 hours CE Classroom
- H. Appraiser eLearning LLC
1. 2019 Appraiser’s Conference and Trade Show (ACTS) – Day 1 – 7 hours CE Classroom
 2. 2019 Appraiser’s Conference and Trade Show (ACTS) – Day 2 – 7 hours CE Classroom
- I. Lynx Valuation, LLC
1. An Appraiser as an Expert Witness- 7 hours CE Classroom
 2. FHA Property Analysis, 2nd Edition – 7 hours CE Classroom

CERTIFICATION/LICENSURE

Motion by Neil Tong, second by Alan Hensley and the Board unanimously approved the following list of appraisers, AMC’s and Temporary Permits. All in favor, motion passed 4-0.

Approvals

1. Appraisers
 - A. John R. Dehner – Certified General – Columbus, OH
 - B. Tamara G. Dickerson – Morehead, KY – Associate
 - C. Michael H. Friend – San Antonio, TX – Certified General
 - D. Todd Donovan Jones – Certified General – Tampa, FL
 - E. Jonathan Martin – Versailles, KY – Certified Residential
 - F. Elijah Miller – Lawrenceburg, KY - Associate
 - G. Derek W. Orr – West Chester, OH – Certified General
 - H. Thomas D. Sprout – Dublin, OH – Certified General
 - I. Cody W. Underwood – Owensboro, KY - Associate

Total Appraisers as of December 21, 2018

Certified General – 658
 Certified Residential – 717
 Licensed Residential – 12
 Associate – 196
Total – 1,583 Appraisers

2. Appraisal Management Company (AMC)–

Total AMC's as of December 14, 2018 – 120 AMC's

- Coester VMS –Board Discussion

3. Temporary Permits –27 Issued from 11/16/18 – 12/20/18

18-200	Singer	Arturo
18-201	Childs	William R.
18-202	Farmer	Terence
18-203	Orlando	Christopher
18-204	Boyce	Brad L
18-205	Boyce	Brad L
18-206	Phillips	Herbert E.
18-207	Jackson	Jared
18-208	Bowyer	Zachariah
18-209	Burke	Paul M
18-210	White	Robert
18-211	Mellen	Suzanne R.
18-212	Green	Michael E
18-213	Allerton	Michele
18-214	Lamas	Peter
18-215	Lewis	Eric B.
18-216	Cronkright	Timothy M.
18-217	Singer	Arturo
18-218	Kuta	Todd
18-219	Kuta	Todd
18-220	Kuta	Todd
18-221	Anderson	Dane R
18-222	Jordan	John D.
18-223	McCloskey	Andrew C.
18-224	Reynolds	Russell
18-225	Lennhoff	David C.
18-226	Palmer	Ned Burton

4. Reciprocal Application with prior conviction – After review of applicant information and advice of Board Counsel a motion was made by Terry Bunnell, second by Neil Tong and the Board unanimously approved the application.

EXPERIENCE REVIEW

Motion by Terry Bunnell, second by Alan Hensley and the Board approved the experience of Joseph Hopkins for Certified General. Mr. Hopkins must successfully complete the Certified General exam. All in favor, motion passed 4-0.

COMPLAINT

1. Investigator Report – Tom Veit reported there have been 3 AMC cases and 26 appraiser cases filed to date. Tom Veit reported he has completed the Appraisal Foundation Discipline courses.
2. Case No. 18-05- Motion by Terry Bunnell, second by Alan Hensley and the Board agreed to dismiss the case with a letter of caution. All in favor, motion passed 4-0.
3. Case No. 18-09- Motion by Alan Hensley, second by Terry Bunnell and the Board agreed to dismiss the case with a letter of caution. All in favor, motion passed 4-0.
4. Case No. 18-02 AMC- Motion by Alan Hensley, second by Terry Bunnell and the Board agreed to dismiss the case. All in favor, motion passed 4-0.

MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. November and December Expenses and Income – Motion by Neil Tong, second by Alan Hensley and the Board approved the expenses and income. All in favor, motion passed 4-0.
- B. January Board Meeting –January 25, 2019, 9:00 a.m. Richmond, KY

Motion by Terry Bunnell, second by Neil Tong and the Board voted to adjourn the meeting. All in favor, motion passed 4-0.



Chair

Ange Thomas
Staff Assistant

EXHIBIT REVIEW

Motion by Terry Hennell and the Board approved the
experience of Joseph Henrich by a written consent. Mr. Henrich most successfully complete
the Certified General exam. All in favor, motion passed 4-0.

COMMENTS

1. Investigator Report - Tom Van reported that have been 7 AAR cases and 38
apparent cases filed to date. Tom Van reported he has completed the
Approved Foundation Dispute Center.
2. Case No. 18-07-Motion by Terry Hennell, second by Alan Henrich and the
Board agreed to dismiss the case with a letter of caution. All in favor, motion
passed 4-0.
3. Case No. 18-08-Motion by Alan Henrich, second by Terry Hennell and the
Board agreed to dismiss the case with a letter of caution. All in favor, motion
passed 4-0.
4. Case No. 18-09-AAR-Motion by Alan Henrich, second by Terry Hennell and
the Board agreed to dismiss the case. All in favor, motion passed 4-0.

MISCELLANEOUS

The Board reviewed and discussed the following in committee:

- A. Movement and General Expenses and Income - Motion by Neil King, second
by Alan Henrich and the Board approved the expenses and income. All in favor,
motion passed 4-0.
- B. January Board Meeting January 26, 2019, 9:00 am at Richardson BY

Motion by Terry Hennell, second by Neil King and the Board agreed to adjourn the
meeting. All in favor, motion passed 4-0.

Chair