

# KENTUCKY REAL ESTATE APPRAISERS BOARD

## TYPE OF MEETING

Regular Meeting

## DATE AND LOCATION

September 28, 2018 – Board Office, 321 N. Madison Ave., Richmond, KY

## PRESIDING OFFICER

John G. Kenkel, Jr., Chair

## ROLL CALL

Present:

John G. Kenkel, Jr., Chair  
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

## MINUTES

Motion by Russ Lohan, second by Neil Tong and the Board unanimously approved the August 24, 2018 minutes. All in favor, motion passed 5-0.

## EDUCATION

Motion by Terry Bunnell, second by Alan Hensley and the Board unanimously approved the following education courses for Fiscal Year 2018-19. All in favor, motion passed 5-0.

- A. Dynasty School
  - 1. Residential Site Valuation and Cost Approach – 15 hours QE Online
  - 2. Residential Sales Comparison and Income Approaches – 15 hours QE Online
- B. American Society of Farm Managers & Rural Appraisers
  - 1. ASFMRA 89<sup>th</sup> Annual Convention Day 1 – 5 hours CE Classroom
  - 2. Rapid Fire Case Studies 2018 – 6 hours CE Classroom
- C. U.S. Environmental Protection Agency
  - 1. Aquatic Resources Awareness for Real Estate Appraisers – 2.25 hours CE Online
- D. American Society of Appraisers
  - 1. How to Expand Your Appraisal Practice – 3 hours CE Classroom
- E. Reynolds & Associates
  - 1. Appraisal of Small Residential Income Properties- 7 hours CE Classroom
  - 2. Supervising the Trainee Appraiser – 7 hours CE Classroom
- F. Appraisal Institute
  - 1. Review Case Studies General Synchronous – 32 hours CE Online

## CERTIFICATION/LICENSURE

Motion by Terry Bunnell, second by Russ Lohan and the Board unanimously approved the following list of appraisers. All in favor, motion passed 5-0.

### Approvals

- 1. Appraisers
  - A. Melissa J. Bach – Certified General – San Francisco, CA
  - B. Ryan D. Baker – Associate – Owensboro, KY
  - C. Sunni L. Carr – Associate – Georgetown, KY
  - D. Jon D. Clouser – Certified General – Clarksville, TN
  - E. Jamie A. Conley – Certified General – Monticello, KY
  - F. Zachary L. Couch – Associate – Pleasureville, KY
  - G. Matthew Curl – Certified General – Atlanta, GA
  - H. Zachary Heissner – Certified General – Fort Lauderdale, FL
  - I. David J. Isaacs – Certified General – Columbus, OH
  - J. Kevin L. Knight – Associate – Hopkinsville, KY
  - K. John M. Landwehr – Certified General – Worthington, OH

- L. Sergio Lozano – Certified General – Los Angeles, CA
- M. Anna Painter – Associate – Union, KY
- N. Evan A. Pape – Certified General – Atlanta, GA
- O. Tyler Jackson Patton – Associate – Louisville, KY
- P. Lana M. Polchow – Certified General – Columbus, OH
- Q. Kenneth p. Riggs, Jr. – Certified General – Waverly, IA
- R. Conner Walsh – Associate – Louisville, KY
- S. Todd Willhite – Certified Residential – Eminence, KY

Total Appraisers as of September 25, 2018

Certified General – 642  
 Certified Residential – 714  
 Licensed Residential – 12  
 Associate – 188  
**Total – 1,556 Appraisers**

2. Appraisal Management Company (AMC)–

Total AMC's as of September 13, 2018 – **129 AMC's**

- A total of 67 AMC's have renewed to date. Three (3) AMCs has notified the Board they will not be renewing.

3. Temporary Permits – 25 Issued from 8/24/18 – 9/24/18

18-147	McCloskey	Andrew C.
18-148	Jimenez	Pedro
18-149	Satter	John
18-150	Woodruff	Lucas
18-151	Bass	Jack W.
18-152	Abraham	David J
18-153	Glosser	Megan
18-154	Essa	Daniel F
18-155	Lamas	Peter A
18-156	Grimm	Janet K.
18-157	Cosby	Stephen C
18-158	Grimm	Janet K.
18-159	Abraham	David
18-160	Williamson	Grant M.
18-161	Adamson	Henry K
18-162	Grimm	Janet K.
18-163	Green	Richard W

18-164	Weibel	Clay M.
18-165	Hodge	Marina
18-166	Hodge	Marina
18-167	Cowart	Adam
18-168	Rundquist	Robert H.
18-169	McCloskey	Andrew C.
18-170	Pallante	John Rocco
18-171	Kimbro	Lisa M.

### **EXPERIENCE REVIEW**

Motion by Neil Tong, second by Alan Hensley and the Board approved the experience of James B. Childers for Certified Residential. Mr. Childers must successfully complete the Certified Residential exam. All in favor, motion passed 5-0.

Motion by Neil Tong, second by Alan Hensley and the Board approved the experience of Reid Johnston for Certified General. Mr. Johnston must successfully complete the Certified General exam. All in favor, motion passed 5-0.

### **COMPLAINT**

1. Investigator Report – Tom Veit reported there have been 2 AMC cases and 21 appraiser cases filed to date.
2. Case No. 17-36 – Motion by Terry Bunnell, second by Russ Lohan and the Board agreed to set for an informal mediation and if not successful to set for a hearing with discussed change in investigator report. All in favor, motion passed 5-0.
3. Case No. 17-37 - Motion by Terry Bunnell, second by Russ Lohan and the Board agreed to set for an informal mediation and if not successful to set for a hearing. All in favor, motion passed 5-0.
4. Case No. 18-03 - Motion by Terry Bunnell, second by Russ Lohan and the Board agreed to accept the Agreed Order for first respondent as incorporate in September Minutes. All in favor, motion passed 5-0.

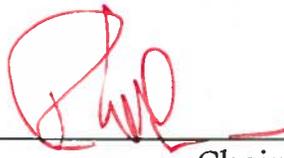
5. Case No. 18-03 – Motion by Terry Bunnell, second by Russ Lohan and the Board agreed to dismiss the case against the Associate. All in favor, motion passed 5-0.

### MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. August and September Expenses and Income – Motion by Terry Bunnell, second by Russ Lohan and the Board approved the August and September Expense and Income Reports. All in favor, motion passed 5-0.
- B. AARO Fall Conference – Washington, DC – October 18-23, 2018 – Tom was approved to attend.
- C. 2019 Board Meeting Dates
- D. October Board Meeting –October 26, 2018, 9:00 a.m. Richmond, KY

Motion by Terry Bunnell, second by Russ Lohan and the Board voted to adjourn the meeting. All in favor, motion passed 5-0.



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Chair



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Staff Assistant

COMMONWEALTH OF KENTUCKY  
KENTUCKY REAL ESTATE APPRAISERS BOARD  
AGENCY CASE NO. 18-03

IN RE: CERTIFIED GENERAL REAL PROPERTY APPRAISER NO #1487  
HELD BY RUSSELL ESTES

**AGREED ORDER**  
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The Kentucky Real Estate Appraisers Board ("the Board"), and **Estes** being fully informed and advised, recites as follows:

(1) Estes is a Certified General Real Property Appraiser, having been issued certificate no. 1487.

(2) Pursuant to Kentucky Revised Statutes ("KRS") Chapter 324A, the Board is authorized to regulate and to control all matters related to real estate appraisers and real estate appraising, not delegated to another agency of the Commonwealth, and this matter has not been delegated to another agency of the Commonwealth.

(3) The Board received a complaint against **Estes** which involved appraisal report for property located at 2315 Clarence O Dell Road, Bowling Green, Kentucky 42101, Warren Co., KY.

(4) The Board determined that **Estes**, in completing the appraisal report, had failed to comply with Uniform Standards of Professional Appraisal Practice Rules 2-1(a)(b); 1-1(a),(b), and (c); 2-2(a)(viii), Competency Rule; 2-2(a)(x); and KRS 324A.050(j).

(5) In order to resolve these matters, **Estes** agrees to the resolution set forth in paragraph 6 of this Agreed Order.

(6) Following a review by the Board of the facts and circumstances associated with the case against **Estes**, IT IS HEREBY AGREED AND ORDERED:

(a) Estes hereby agrees not to accept any new associates for a term of three (3) years from the date of the agreed order.

(b) Estes hereby agrees to accept a suspension of his license for a term of thirty (30) days to commence on November 1, 2018 and terminate on November 30, 2018.

(7) By entering into this agreed order, **Estes** acknowledges that he was made fully and completely aware of the due process rights afforded to him under KRS Chapter 13B and 324A, that he fully understands those rights, that he knowingly and voluntarily agrees to waive those rights, and that he knowingly and voluntarily enters into this agreed order.

(8) The Agreed Order, when executed, shall be presented to the Board with a recommendation for approval from the Board's counsel and the Board's Executive Director at the next regularly scheduled meeting of the Board following receipt of the executed Agreed Order. **Estes** understands the Board is free to accept or reject this Agreed Order, and if rejected

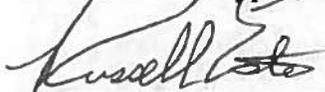
by the Board, a formal disciplinary hearing may be scheduled by the Board with proper Notice. **Estes** agrees to waive any right he might have to challenge the impartiality of the Board to hear the case if, after review by the Board, this Agreed Order is rejected.

If the Agreed Order is not accepted by the Board, it shall be regarded as null and void. Any admissions made by **Estes** shall not be regarded as evidence against him at any subsequent disciplinary hearing. **Estes** will be free to defend himself and no inferences against him will be made from his willingness to enter into this Agreed Order. The Agreed Order shall not become effective until it has been approved by a majority of the Board and endorsed by a representative member of the Board.

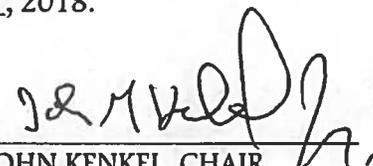
(9) The above information shall appear in the Board's quarterly newsletter with the appraisers' name and shall be reported to the Appraisal Subcommittee.

(10) This agreed order is subject to disclosure under the Kentucky Open Records Act.

(11) Estes expressly understands failure to comply with and complete all terms of this agreed order shall constitute failure to comply with an Order of the Board under KRS 324A.050(1)(e) for which the Board may impose additional discipline available under law after notice and opportunity to be heard

  
Russell Estes                      9-21-2018  
Date

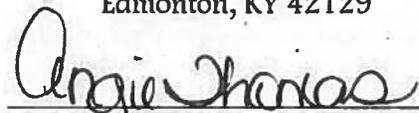
So ORDERED on the 28 day of September, 2018.

  
JOHN KENKEL, CHAIR  
KENTUCKY REAL ESTATE  
APPRAISERS BOARD

CERTIFICATE OF SERVICE

I hereby certify that copies of the foregoing AGREED ORDER were mailed by regular mail on this 28 day of September, 2018, to:

Russell Estes  
Central Kentucky Appraisals  
103 Shirley Street  
Edmonton, KY 42129

  
Angie Thomas, Staff Assistant