

## KENTUCKY REAL ESTATE APPRAISERS BOARD

### TYPE OF MEETING

Regular Meeting

### DATE AND LOCATION

February 23, 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, Board Member  
Terry Bunnell, Board Member  
Neil Tong, Board Member

Present Also:

Tom Veit, Executive Assistant  
Angie Thomas, Staff Assistant  
Carson Kerr – Counsel, PPC

John Kenkel, Chair opened the meeting by welcoming the guests in attendance.

### ELECTION OF OFFICER

A nomination was made by Terry Bunnell, second by Neil Tong and the Board unanimously elected Russ Lohan as Vice Chair. All in favor, motion passed 4-0.

### MINUTES

Motion by Terry Bunnell, second by Neil Tong and the Board unanimously approved the January 26, 2018 minutes. All in favor, motion passed 4-0.

## EDUCATION

Motion by Russ Lohan, second by Terry Bunnell and the Board unanimously approved the following education courses for Fiscal Year 2017-18 and/or 2018-19. All in favor, motion passed 4-0.

- A. Appraisal Institute
  - A. 2018-19 National USPAP Update Course – 7 hours CE Online
  - B. 2018-19 National USPAP Course – 15 hours QE Online
  - C. Advanced Market Analysis and Highest and Best Use (Synchronous) – 35 hours QE & CE Online (RENEWAL – July 1, 2018 – June 30, 2019)
  - D. Advanced Concepts & Case Studies (Synchronous) – 40 hours QE & CE Online (RENEWAL – July 1, 2018 – June 30, 2019)
  - E. Advanced Income Capitalization (Synchronous) – 35 hours QE & CE Online (RENEWAL – July 1, 2018 – June 30, 2019)
  
- B. McKissock
  - A. The Appraisal of 2-4 Unit Properties – Live Webinar – 4 hours CE Online
  - B. Limited Scope of Appraisals and Appraisal Reports – Staying Compliant and Competitive – 3 hours CE Classroom
  - C. The Appraisal of 2-4 Unit Properties – 4 hours CE Classroom
  - D. Appraisal of Assisted Living Facilities – 7 hours CE Classroom
  - E. Be Compliant and Competitive with Restricted Appraisal Reports – Live Webinar – 3 hours CE Online
  
- C. Valuemetrics.Info
  - A. Stats, Graphs and Data Science 1 – 14 hours CE Classroom
  
- D. Wilson Educational Group
  - A. The Reviewer's Art – 2018 – 7 hours CE Classroom
  
- E. Lynx Valuation, LLC
  - A. 2018-19 National USPAP Update Course – 7 hours CE Classroom
  - B. Appraisal of Small Residential Income Properties – 7 hours CE Classroom

## 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 4-0.

Approvals

1. Appraisers

- A. Randi J Gathje – Certified General (WI)
- B. Jesse Kip Miller – Certified General (TN)
- C. Steven O'Brien – Certified Residential (AZ)
- D. David J. Stanley – Certified General (TN)
- E. Eric W. Shaw – Certified General (OH)
- F. Harris O. Young – Certified Residential

Total Appraisers as of February 15, 2018

Certified General – 653

Certified Residential – 718

Licensed Residential – 11

Associate – 193

**Total – 1,575 Appraisers**

Motion by Neil Tong, second by Russ Lohan and the Board unanimously approved the new Appraisal Management Company (AMC). All in favor, motion passed 4-0.

2. Appraisal Management Company (AMC)–

Total AMC's as of February 12, 2018 – **126 AMC's**

- a. Applied Valuation Services, Inc. #182

3. Temporary Permits – 15 Issued from 1/23/18 – 2/15/18

18-14	Kahn	Walker Julie
18-15	Lees	Courtney B.
18-16	Bollinger	Michael G.
18-17	Mellen	Suzanne R.
18-18	Dale	Patrick F.
18-19	Urquiola	Carlos A
18-20	Yagudayev	Lev
18-21	Cline	Michael V.
18-22	Gisclair	Jerry P.
18-23	LeZotte	Norman W.
18-24	Craig	Patrick T
18-25	Stamps	Brad
18-26	Pielsticker	Robert F.
18-27	Kamb	Robert W.
18-28	Pielsticker	Robert F.

## EXPERIENCE REVIEW

Motion by Terry Bunnell, second by Russ Lohan and the Board unanimously approved the following experience reviews. All in favor, motion passed 4-0.

- A. Harris Young – Approve experience for Certified Residential.
- B. Rebecca Lovelace – Approve experience for Certified General. She needs to pass the Certified General exam.
- C. Nicholas Kyle Christy – Approve experience for Certified Residential. He must pass the Certified Residential exam.

## COMPLAINT

1. The Board reviewed the Case Summary Chart. Tom Veit reported four appraiser cases and one AMC case have been filed for 2018. There are 17 open appraiser cases and 1 AMC case open.
2. Case No. 17-17 – Motion by John Kenkel, Jr., second by Neil Tong and the Board agreed to set for an informal mediation and if not successful to set the case for a hearing. All in favor, motion passed 4-0.
3. Case No. 17-26 – Motion by John Kenkel, Jr., second by Neil Tong and the Board agreed to set for an informal mediation and if not successful to set the case for a hearing. All in favor, motion passed 4-0

## MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. January Expenses - February Expense (Feb 1-15) – Motion by Terry Bunnell, second by Russ Lohan and the Board approved the expenses. All in favor, motion passed 4-0.
  - i. AARO Annual Dues - \$450.00 – Motion by Neil Tong, second by Terry Bunnell and the Board agreed to pay the AARO annual dues of \$450.00. All in favor, motion passed 4-0.
  - ii. AARO Spring Conference – May 3-7, 2018 @Seattle, WA - Not to exceed \$3,000.00 Request for Tom Veit to attend. – Motion by John Kenkel, Jr., second by Russ Lohan and the Board agreed to request approval for Tom Veit to attend the AARO Spring Conference. All in favor, motion passed 4-0.

- iii. Personal Service Contracts 2018-2020 – Motion by John Kenkel, Jr., second by Terry Bunnell and the board agreed to renew the PSC's for Badger Investigative Services and PSI Testing. All in favor, motion passed 4-0.
  - a. Badger Investigative Services - \$10,000
  - b. PSI (Testing) - \$10,000
- iv. Security System – The Board agreed to install a security system in the Board new office. The staff was directed to obtain bids for the system.
- B. Implementation Period for State Registration and Supervision of AMC's and Implementation Period for AMC Registry Fees – Effective August 10, 2018. – Motion by John Kenkel, Jr. second by Terry Bunnell and the Board agreed to send letter to the Appraisal Subcommittee (ASC) opting in to the registration of AMC's and request extension to collect the AMC registry fees. All in favor, motion passed 4-0.
- C. Real Property Appraiser Qualification Criteria for Appraisers – Summary of Changes – Motion by John Kenkel, Jr., second by Terry Bunnell and the Board unanimously accepted the new appraiser qualifications criteria and agreed to begin the process of amending regulations to reflect the changes. All in favor, motion passed 4-0.
- D. Background Checks – The Board discussed the process and agreed to keep process as currently in place.
- E. March Board Meeting – March 23, 2018, 9:00 a.m. Richmond, KY
- F. June Board Meeting – The Board agreed to change the June Board meeting to June 15, 2018.
- G. The Board inquired about the status of the staff title changes and salary increase.

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

  
Chair

  
Staff Assistant