

KENTUCKY REAL ESTATE APPRAISERS BOARD

Meeting Minutes, January 27, 2023

TYPE OF MEETING

Regular Meeting with Executive (Closed) Session

DATE AND LOCATION

January 27, 2023– 500 Mero Street 270SE, Frankfort, KY and via Zoom video teleconference

PRESIDING OFFICER

William Jeffrey Fultz, Chair

ROLL CALL

Present:

William Jeffrey Fultz, Chair
John Brewer, Vice Chair
John Dexter Outlaw, Board Member
Matthew Walters, Board Member

Present Also:

Natalie Brawner, Executive Director, KREA
Hannah Carlin, Deputy Director, KREA
August Pozgay, General Counsel, KREA
Rene Rogers, Staff Attorney III, KREA
Megan LaShelle, Administrative Coordinator, KREAB
Tom Veit, Executive Assistant, KREAB

Absent:

Justin Noble, Board Member

The Kentucky Real Estate Appraisers Board meeting was called to order by Chairman William Jeffrey Fultz. at 10:06 a.m. Eastern and a quorum was established. The Zoom videoconference was started at 9:00 a.m. Eastern in accordance with the meeting notice, and members of the public were welcomed into the meeting room at that time. However, due to inclement weather delaying arrival of some Board members and staff, the Board meeting was not commenced until 10:06 a.m. Eastern. Member John Brewer also arrived at 10:17 a.m. due to inclement weather.

ELECTION OF CHAIRPERSON

Matthew Walters moved to confirm the election of William Jeffrey Fultz as Chairperson; the motion was seconded by John Dexter Outlaw; and the motion passed 3-0. (John Brewer was not present).

MINUTES

John Dexter Outlaw moved to approve the January 27, 2023 minutes as presented; the motion was seconded by Matthew Walters; and the motion passed 3-0. (John Brewer was not present).

EXECUTIVE DIRECTOR COMMENTS

Kentucky Real Estate Authority Executive Director Natalie Brawner informed the Board of PSI's scheduling update, and received questions from the Board about the Board fiscal report provided by the Authority.

EDUCATION

John Brewer moved to approve the following education courses for Fiscal Year 2021-22 and 2022-2023, with a second by John Dexter Outlaw, and the motion passed 4-0:

- A. Appraisal Institute
 - Appraising in Floodplains, 3 hours CE, Classroom
 - Appraising in Floodplains, 7 hours CE, Classroom
 - Avoiding Bias: Building a Bias Defense, 4 hours CE, Classroom
- B. McKissock
 - Residential Market Analysis & Highest and Best Use, 15 hours QE, 14 hours CE, Online
- C. Bryan Reynolds & Associates
 - FHA Roadmap, 7 hours CE, Classroom
 - The Other Appraisal Report— Exploring Restricted & Oral Appraisal Reports, 7 hours, Classroom
- D. Calypso Continuing Education
 - Acquainting Ourselves with the ANSI Standard: Measuring Residential Properties Properly, 7 hours CE, Online

CERTIFICATION/LICENSURE

John Brewer moved to approve the following applications for Appraisers, Appraisal Management Companies, and Temporary Permits; the motion was seconded by John Dexter Outlaw; and the motion passed 4-0:

A. Review of Applications

282669	Accuworth	AMC	Columbus, OH	
282702	M.L.	Associate	Louisville, KY	
282699	A.H.	Associate	Somerset, KY	
282694	J.S.	Associate	Scottsville, KY	
282698	E.R.	Associate	Versailles, KY	
282883	J.M.	Associate	Vine Grove, KY	
283064	M.R.	Certified General	Gallatin, TN	Reciprocal
282897	M.D.	Certified General	New York, NY	Reciprocal
282049	M.J.	Certified General	Dallas, TX	Reciprocal
282050	S.R.R.	Certified General	W Palm Beach, FL	Reciprocal

283096	L.Y.	Certified General	Wayne, NJ	Reciprocal
283099	S.R.	Certified General	Dallas, TX	Reciprocal
282863	J.S.	Certified Residential	Paris, KY	Upgrade
282922	M.H.	Certified Residential	Louisville, KY	Upgrade
283013	T.C.	Certified Residential	Pendleton, IN	Reciprocal
283095	M.C.	Certified Residential	Westmoreland, TN	Reciprocal

B. Review of Application for Temporary Permits

282618	J.S.
282643	D.P.
280588	D.S.
282684	B.D.
282731	L.H.
282631	G.C.
282730	A.S.
282826	K.K.
282831	T.S.
282747	M.L.
282835	M.M.
282895	J.H.
282887	D.C.
282992	L.M.
282942	J.C.
282941	M.R.
283055	P.N.
283101	C.W.
283147	T.M.

C. Licensure Report

Certified General – 680
 Certified Residential – 692
 Licensed Residential – 13
 Associate – 223
Total – 1,608 Appraisers

EXPERIENCE REVIEW

John Dexter Outlaw moved to accept the experience review for the following applicants as listed below. Matthew Walters seconded the motion and the motion passed 4-0.

- A. Z.H. – approve experience for Certified Residential, must pass the CR exam.

- B. J.C. – approve experience for Certified Residential, must pass the CR exam.
- C. A.R. – approve experience for Certified Residential, must pass the CR exam.

CLOSED SESSION

At 10:37 a.m., John Brewer moved to enter closed session, pursuant to KRS 61.810(1)(c) and (j), and KRS 61.815 to discuss pending cases (grievances) nos. 22-15 and 22-17. John Dexter Outlaw seconded the motion and the Board entered into closed session.

Reconvene Open Session and Committee Recommendations

John Dexter Outlaw moved for the Commission to come out of (closed) session. John Brewer seconded the motion. All being in favor, the Board resumed the open meeting at 11:12 a.m.

COMPLAINTS

John Brewer moved for the Board to take the following actions:

- A. Case No. 22-15: Refer to mediation.
- B. Case No. 22-17: Dismiss.
- C. Case No. 22-03: Approve the Agreed Order as presented.
- D. Case No. 21-30: Approve the Agreed Order as presented.

John Dexter Outlaw seconded the motion. The motion passed 4-0.

RECESS

At 11:15 a.m., John Brewer moved to recess for a short break and the motion was seconded by William Jeffrey Fultz. With all in favor, the Board recessed. At 11:22 a.m., the John Brewer moved to reconvene, Matthew Walters seconded the motion. With all in favor, the Board resumed the Open Meeting.

MISCELLANEOUS

The Board reviewed and discussed the following:

- A. AARO membership dues. John Brewer moved to approve the Board's payment of AARO membership dues, John Dexter Outlaw seconded the motion, and the motion passed 4-0.
- B. 2023 Board Meeting schedule. John Dexter Outlaw moved to approve the 2023 Board Meeting Schedule, Matthew Walters seconded the motion, and the motion passed 4-0.
- C. ASC Memo to states

PER DIEM AND TRAVEL EXPENDITURES

John Brewer moved to approve per diem and travel expenditures. John Dexter Outlaw seconded the motion, and the motion passed 4-0.



PUBLIC COMMENTS

The Board received a question regarding how to obtain board minutes. Kentucky Real Estate Authority staff indicated a website update is in process and members of the public are welcome to submit an Open Records Request. The Board received a comment from a member of the public regarding his request to the Board. The Board deferred review to the next meeting of the Board.

ADJOURNMENT

John Brewer moved to adjourn the meeting. John Dexter Outlaw seconded the motion. The motion passed 4-0 and the meeting was adjourned.

Minutes Approved:

	<u>2-27-23</u>
Chair	Date
	<u>02/24/23</u>
Administrative Coordinator	Date

Pursuant to KRS 324B.060, I, Natalie W. Brawner,
Executive Director of the Kentucky Real Estate Authority
(KREA), have reviewed and Approved the expenditures for the meeting
of the Kentucky Real Estate Appraisers Board (the Board) held on
January 27, 2023. This Approval is based upon my review of the expenditures as
described in the minutes and in greater detail as on file with the KREA. I did not
review, nor did I participate in discussions, deliberations, or decisions regarding
the actions taken by the Board at this meeting related to individual disciplinary
matters, investigations, or applicant reviews. The Board approved the minutes of
its January 27, 2023 meeting at its meeting held on
February 24, 2023.

Natalie W. Brawner 2/27/2023

KREA Executive Director/Date