

## **KENTUCKY REAL ESTATE APPRAISERS BOARD**

Meeting Minutes, February 24, 2023

### **TYPE OF MEETING**

Regular Meeting with Closed Session

### **DATE AND LOCATION**

**DATE**– 500 Mero Street, 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  
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 Chairperson William Jeffrey Fultz at 9:02 a.m. Eastern.

### **MINUTES**

John Brewer moved to approve the January 27, 2023 minutes as presented; the motion was seconded by Dexter Outlaw; and the motion passed 4-0.

### **EXECUTIVE DIRECTOR COMMENTS**

Kentucky Real Estate Authority Executive Director Natalie Brawner informed the Board of updates regarding the Spring AARO Conference and travel.

## **FINANCIAL REPORT**

PPC Staff Jason Feddersen informed the Board of finance updates and received questions from the Board about the fiscal report provided by the Authority.

## **CLOSED SESSION**

At 9:20 a.m., John Brewer moved to enter closed session, pursuant to KRS 61.810(1)(c) and (j), and KRS 61.815 to receive a legal update regarding an appraiser request to add a fourth associate. John Dexter Outlaw seconded the motion and the Board entered into closed session.

## **Reconvene Open Session and Committee Recommendations**

John Brewer moved for the Commission to come out of closed session. Matthew Walters seconded the motion. All being in favor, the Board resumed the open meeting at 9:35 a.m. John Brewer moved to defer consideration of the request made by O.S. until the next regular board meeting. Matthew Walters seconded the motion and the motion passed 4-0.

## **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. American Society of Farm Managers and Rural Appraisers
  - Cost Estimating, 8 hours CE, Classroom
  - Income Approach Applications, 4 hours CE, Classroom
  - Rural Sales Analysis, 8 hours CE, Classroom
  - Introduction to Vineyard & Winery Valuation, 8 hours CE, Classroom
  - Appraising Ag Facilities, 4 hours CE, Classroom
- B. Appraisal Institute, Bluegrass Chapter
  - Complex Valuation, 7 hours CE, Classroom
- C. Appraiser eLearning
  - Elimination of Bias, 3 hours CE, Classroom
  - 2023 Conference, 8 hours CE, Classroom
  - Cost Estimating, 8 hours CE, Classroom
  - Cost Estimating, 8 hours CE, Classroom
- D. McKissock
  - Residential Appraiser Site Valuation & Cost Approach, 15 hours QE & 14 hours CE, Classroom
- E. Red, Brown, & Williams
  - FHA 4000.1, 7 hours CE, Classroom
- F. Course Instructor Applications

## **CLOSED SESSION**

At 9:40 a.m., John Brewer moved to enter closed session, pursuant to KRS 61.810(1)(c) and (j), and KRS 61.815 to receive a legal report regarding regulation review. 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. Matthew Walters seconded the motion. All being in favor, the Board resumed the open meeting at 10:07a.m. John Dexter Outlaw moved to authorize KREAB Board Coordinator to process course applications in accordance with existing regulations, but not providers or instructors independent of course applications. John Brewer seconded the motion and the motion passed 4-0.

**TEMPORARY PERMITS**

John Dexter Outlaw moved to approve the following applications for temporary permit; the motion was seconded by John Brewer; and the motion passed 4-0.

**A. Review of Applications**

283117	M.M.
283311	P.N.
283329	T.E.
283330	G.W.
283356	G.B.
283402	S.J.
283453	F.B.
283472	J.G.
283474	G.N.
283524	G.H.
283531	J.S.
283559	B.F.
283578	S.T.
283593	M.C.
283594	D.G.
283675	T.P.
283756	J.S.

**CERTIFICATION/LICENSURE**

John Brewer moved to approve the following applications for Appraisers and Appraisal Management Companies; the motion was seconded by Matthew Walter; and the motion passed 4-0.

**A. Review of Applications**

281837	J.H.	Associate	Louisville, KY	
283617	J.R.	Associate	Murray, KY	
283616	A.N.	Associate	Murray, KY	
283845	Z.T.	Associate	Prospect, KY	
283701	M.A.	Associate	Providence, KY	

283492	B.R.	Associate	Lexington, KY	
283851	J.R.	Associate	Louisville, KY	
283576	Z.H.	Certified Residential	Elizabethtown, KY	Upgrade
283699	T.V.	Certified Residential	Union, KY	Upgrade
283726	N.W.	Certified Residential	Louisville, KY	Upgrade
283776	W.B.	Certified Residential	Dayton, KY	Upgrade
282626	D.M.	Certified General	Lawrenceville, PA	Reciprocal
283198	C.L.	Certified General	Franklin, TN	Reciprocal
282756	T.S.	Certified General	Lawrenceville, PA	Reciprocal
283070	P.K.	Certified General	Dallas, TX	Reciprocal
282372	C.P.	Certified Residential	Washington, DC	Reciprocal
282657	A.B.	Certified Residential	Nashville, TN	Reciprocal
283097	M.A.	Certified Residential	Cincinnati, OH	Reciprocal
283697	S.O.	Certified Residential	Portland, TN	Reciprocal
282819	S.H.	Certified General	Casper, WY	Reciprocal
282709	M.S.	Certified General	Toledo, OH	Reciprocal
283357	J.M.	Certified General	Kokomo, IN	Reciprocal
283532	R.D.	Certified General	Franklin, TN	Reciprocal
283467	A.T.	Certified General	Columbus, OH	Reciprocal
283816	M.B.	Certified General	Rosemont, IL	Reciprocal
283850	J.K.	Certified General	Kearney, NE	Reciprocal

## B. Licensure Report

Certified General – 687  
 Certified Residential – 703  
 Licensed Residential – 13  
 Associate – 222  
**Total – 1,625 Appraisers**

Appraisal Management Company (AMC) – Total – 113 AMCs

## EXPERIENCE REVIEW

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

- A. J.M.– approve experience for Certified Residential, must pass the CG exam.
- B. P.H.– approve experience for Certified Residential, must pass the LR exam.

## MISCELLANEOUS

The Board reviewed and discussed the following:

- A. Federal Grant Update. Director Brawner informed the Board that staff has

brainstormed the best ways to utilize grant funds, including conversations with IT about connecting the state database to the federal database for streamlining data entry and adding temporary permit applications online. The cost for these projects is \$23,000 and \$21,500, totaling \$44,500 for both. Director Brawner also notified the Board that staff could present these projects and request repurposed grant money to the ASC. John Brewed moved to approve authorization for Board staff to coordinate with KREA to request repurposing of the Federal grant agreement number SSG2021KY01-01 for IT infrastructure projects, as presented, and to increase AARO attendance for additional attendees. John Dexter Outlaw seconded the motion and the motion carried 4-0.

- B. AARO Spring Conference Agenda, May 9-11. John Brewer moved to approve additional attendees at the selection of KREA Director and pay travel and attendance expenses. Matthew Walters seconded the motion and the motion carried 4-0.

#### **PER DIEM AND TRAVEL EXPENDITURES**

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


#### **PUBLIC COMMENTS**


The Board received a question regarding PSI scheduling. Kentucky Real Estate Authority staff informed him that the scheduling issues had been resolved. The Board received a question regarding PAREA approval. Kentucky Real Estate Authority staff informed him that the Board had already voted to move forward with the approval at a prior Board meeting. The Board received a comment from a member of the public regarding his role in the Appraisal Institute's projected roll-out of PAREA in September 2023.

#### **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:

 \_\_\_\_\_  
Chair Date 4/20/23

 \_\_\_\_\_  
Administrative Coordinator Date 4/20/23

Pursuant to KRS 324B.060, I, Kristen Lawson

Acting **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 2/24/23.**

**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 April meeting, at its meeting held on 4/21/23.**

Kristen R. Lawson  
**Executive Director**

07/27/2023  
**Date**