

## **KENTUCKY REAL ESTATE APPRAISERS BOARD**

Meeting Minutes, April 28, 2023

### **TYPE OF MEETING**

Regular Meeting with Closed Session

### **LOCATION**

500 Mero Street, Frankfort, KY and via Zoom video teleconference

### **PRESIDING OFFICER**

William Jeffrey Fultz, Chair

### **ROLL CALL**

Board Members Present:

William Jeffrey Fultz, Chair

John Brewer, Vice Chair

Justin Noble, Board Member

John Dexter Outlaw, Board Member

Matthew Walters, Board Member

Kentucky Real Estate Authority Staff Present:

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

The Kentucky Real Estate Appraisers Board (the "Board") meeting was called to order by Chairperson William Jeffrey Fultz at 9:06 a.m. Eastern.

### **MINUTES**

John Dexter Outlaw moved to approve the March 24, 2023 and amendment to the February 24, 2023 minutes as presented; the motion was seconded by Matthew Walters; and the motion passed 5-0.

### **EXECUTIVE DIRECTOR COMMENTS**

Kentucky Real Estate Authority Executive Director Natalie Brawner informed the Board that staff have not received any examination scheduling inquiries, but that members of the public are welcome to contact the Administrative Coordinator with any questions.

### **LEGAL UPDATE**

General Counsel August Pozgay updated the Board that staff are working on regulation review including the topic of Practical Applications of Real Estate Appraisal (PAREA).

## **EDUCATION**

John Brewer moved to approve education courses listed below as A through F for Fiscal Year 2021-22 and 2022-2023, with a second by John Dexter Outlaw, and the motion passed 5-0.

Matthew Walters moved to approve education course listed below as G with the substitution presented by the education provider, with no change to course expiration date, , with a second by John Brewer, and the motion passed 5-0.

### **A. Red, Brown, & Williams Real Estate Services**

- Supervisor/Associate Mandatory Course, 7 hours CE, Classroom
- Commercial & Flex Building Appraisal, 7 hours CE, Classroom
- Appraisal 1004 Completion, Documentation, & Support, 7 hours CE, Classroom

### **B. ASFMRA**

- Introduction to Business Valuation for Rural Appraisers, 8 hours CE, Classroom
- Appraising Ag Facilities Swine Confinement Seminar, 8 hours CE, Classroom
- Farmer Mac Appraisal Requirements, 4 hours CE, Classroom
- Appraising Natural Resources: Oils, Gas, and Minerals, 8 hours CE, Classroom
- Livestock Ranch Seminar, 8 hours CE, Classroom

### **C. OREP Education Network**

- Appraiser Liability and Risk Management, 7 hours, Online

### **D. The CE Shop**

- 2020-2021 15-Hour National USPAP Course— Synchronous, 14 hours CE & 15 hours QE, Classroom
- 2022-2023 7-Hour National USPAP Course— Synchronous, 7 hours CE, Classroom
- Appraisal Economics and Value, 7 hours CE, Online

### **E. Calypso Continuing Education**

- Cultural Competency and Elimination of Bias in Appraisal, 3 hours CE, Online

### **F. McKissock LP**

- Responding to a Reconsideration of Value (ROV), 3 hours CE, Classroom

### **G. Ky Manufactured Housing Institute**

- Appraisal of Manufactured Housing, 3.5 hours CE, Classroom

### **CERTIFICATION/LICENSURE**

John Dexter Outlaw moved to approve the following applications for Appraisers, Appraisal Management Companies, and Temporary Permits; the motion was seconded by John Brewer; and the motion passed 5-0.

#### **A. Review of Applications**

M.A.	283701	Associate	Providence, KY	
J.W.	284482	Associate	Elizabethtown, KY	
A.P.	284454	Associate	Lexington, KY	
K.A.	284372	Associate	Hopkinsville, KY	
L.J.	284040	Associate	Williamstown, KY	
J.S.	284266	Certified General	Southaven, MS	Reciprocal
C.W.	284373	Certified General	Nashville, TN	Reciprocal
D.S.	283933	Certified General	Blue Ash, OH	Reciprocal
E.H.	284311	Certified General	Harlem Township, OH	Reciprocal
J.K.	283850	Certified General	Kearney, NE	Reciprocal
M.B.	283816	Certified General	Des Plaines, IL	Reciprocal
J.M.	284748	Certified General	Toms River, NJ	Reciprocal
C.F.	283917	Certified General	Indianapolis, IN	Reciprocal
J.S.	284266	Certified General	Southaven, MS	Reciprocal
S.C.	284623	Certified Residential	Gallatin, TN	Reciprocal
J.G.	284517	Certified General	Dallas, TX	Reciprocal
D.R.	284455	Certified General	Madison, AL	Reciprocal
E.B.	284707	Certified General	Houston, TX	Reciprocal
B.F.	284802	Certified General	Roswell, GA	Reciprocal

### **TEMPORARY PERMITS**

John Brewer moved to approve the following applications for temporary permit; the motion was seconded by Matthew Walters; and the motion passed 5-0.

#### **B. Review of Application for Temporary Permits**

S.L.	284441
S.T.	284312
T.E.	284326
A.S.	284310
M.M.	284487
B.D.	284641
P.D.	284639
M.B.	284611
J.P.	284656
E.E.	284659
J.P.	284705

J.S.	284706
E.B.	284707
J.P.	284759
M.E.	284760
K.T.	284800
R.W.	284806
J.T.	284876
B.C.	284883
J.L.	284884
P.N.	284924
M.L.	284932
B.W.	285004
C.B.	285038
B.B.	285040

### C. Licensure Report

Certified General – 707  
 Certified Residential – 708  
 Licensed Residential – 13  
 Associate – 213  
**Total – 1,661 Appraisers**

Appraisal Management Company (AMC) – 113 AMCs

### EXPERIENCE REVIEW

John Dexter Outlaw moved to accept the experience for the following applicants as listed below. Justin Noble seconded the motion and the motion passed 5-0.

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

### CLOSED SESSION

At 9:33 a.m., John Brewer moved to enter executive (closed) session, pursuant to KRS 61.810(1)(c) and (j), and KRS 61.815, with Board staff and counsel, to discuss pending cases (grievances) nos. 22-05, 22-06, and 22-08; pursuant to KRS 61.810(1)(k) and KRE 503, to receive legal advice regarding education renewal cycle and letter to licensees; John Dexter Outlaw seconded the motion and the Board entered into closed session.

At 9:52 a.m., William Jeffrey Fultz and Matthew Walters recused themselves from the closed session discussion of case 22-05 and left the meeting room.

### RECONVENE OPEN SESSION

John Dexter Outlaw moved for the Board to come out of closed session. Matthew Walters seconded the motion. All being in favor, the Board resumed the open meeting at 11:24 a.m.

### **ACTIONS TAKEN**

Case No. 22-05– John Dexter Outlaw moved to refer the case to mediation. Justin Noble seconded the motion. The motion passed 5-0.

Case No. 22-06 – John Dexter Outlaw moved to defer the case to the May meeting. John Brewer seconded the motion. The motion passed 5-0.

Case No. 22-08 – John Brewer moved to dismiss the case. John Dexter Outlaw seconded the motion. The motion passed 5-0.

Matthew Walters moved to approve the Continuing Education/Renewal letter as written and direct staff to send it to licensees. John Dexter Outlaw seconded the motion and the motion passed 5-0.

John Brewer moved to confirm that board staff are authorized to approve continuing education submissions from out of state education providers under 201 KAR 30:190 and consistent with current board practices on a case-by-case basis. Justin Noble seconded the motion and the motion passed 5-0.

No action was taken regarding the ASC notice of public hearing on May 19, 2023.

### **PUBLIC COMMENT**

The Board received a comment from Dennis Badger regarding trainee courses. Mr. Badger was asked to submit his questions in writing.

### **APPROVAL OF PER DIEM AND TRAVEL**


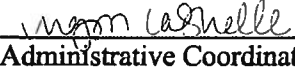
Dexter Outlaw moved to approve per diem and travel for the meeting. Matthew Walters seconded the motion. The motion passed 5-0.

### **ADJOURNMENT**

At 11:41 a.m., John Brewer moved to adjourn the meeting. John Dexter Outlaw seconded the motion. The motion passed 5-0 and the meeting was adjourned.

\* \* \*

The foregoing minutes were approved by Board vote at its meeting on May 26, 2023.

 Chair	<u>5-26-23</u> Date
 Administrative Coordinator	<u>May 26, 2023</u> Date

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**

**April 24, 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 April 24, 2023 meeting at its meeting held on**

**May 26, 2023.**

*Kristen R. Lawson* 07/27/2023

**KREA Executive Director/Date**