

KENTUCKY REAL ESTATE APPRAISERS BOARD

Meeting Minutes, April 26, 2024

TYPE OF MEETING

Regular Meeting with Closed Session

DATE AND LOCATION

April 26, 2024 – 500 Mero Street, Frankfort, KY and via Microsoft Teams

PRESIDING OFFICER

John Dexter Outlaw, Chair

ROLL CALL

Present:

John Dexter Outlaw, Chair
Justin Noble, Board Member
Matthew Walters, Board Member

Present Also:

Gerald Florence, Deputy Director, KREA
Patrick Riley, General Counsel, KREA
Rene Rogers, Staff Attorney III, KREA
Megan LaShelle, Administrative Coordinator, KREAB
Tom Veit, Executive Assistant, KREAB
Seth Branson, Procedures Development Specialist, KREA
Leah Redden, Board Coordinator, KBHI
Scott Pieratt, Board Coordinator, KBOA

The Kentucky Real Estate Appraisers Board meeting was called to order by John Dexter Outlaw at 9:03 a.m. Eastern.

MINUTES

Matthew Walters moved to approve the March 22, 2024, minutes as presented; the motion was seconded by Justin Noble; and the motion passed 3-0. Matthew Walters further moved to approve the April 9, 2024, minutes as presented; the motion was seconded by Justin Noble; and the motion passed 3-0.

KENTUCKY REAL ESTATE AUTHORITY COMMENTS

Kentucky Real Estate Authority Executive Director Tracy Carroll introduced herself to the Board.

LEGAL UPDATE

General Counsel Patrick Riley welcomed members of the public and Director Carroll. He informed the Board that the Appraisal Subcommittee (ASC) response letter had been sent and that the Board should expect feedback from the ASC in approximately six months. Additionally, he notified the Board that the regulation drafts were approved by the Cabinet.

EDUCATION

Justin Noble moved to approve the following education courses for Fiscal Year 2023-2024 and 2024-2025, with a second by Matthew Walters, and the motion passed 3-0.

- A. Appraisal Institute
 1. 2024 15-hour Equivalent USPAP, 14 hours CE/15 hours QE, Online
 2. Bulk Renewal Application
 3. The Appraiser as an Expert Witness: Preparation and Testimony, 15 hours CE/16 hours QE, Classroom

- B. Appraiser eLearning
 1. Appraising Pre-Foreclosures, Short Sales, & REOs, 7 hours CE, Classroom

- C. ASFMRA
 1. Farm & Ranch Succession, Estate, & Community Planning, 8 hours CE, Classroom
 2. Income Approach for General Appraisers, Part II (A330), 27 hours CE & 30 hours QE, Classroom
 3. Market Area & Industry Analysis, 8 hours CE, Classroom
 4. Principles of Permanent Planning Valuation, 8 hours CE, Classroom
 5. Rural Sales Analysis & Confirmation, 8 hours CE, Classroom
 6. The Appraiser as an Expert Witness, 8 hours CE, Classroom
 7. Understanding Conservation Easement Valuation, 8 hours CE, Classroom

- D. Ohio Coalition of Appraisal Professionals
 1. 12th Annual Real Estate Appraisal Seminar, 7 hours CE, Classroom

- E. McKissock
 1. Bulk Renewal Application

CERTIFICATION/LICENSURE

Matthew Walters moved to approve the following applications for Appraisers and Appraisal Management Companies; the motion was seconded by Justin Noble; and the motion passed 3-0.

- A. Review of Applications

C.S.	291042	Associate	Louisville, KY	
S.K.	291635	Associate	Lexington, KY	
C.C.	291385	Certified General	Saint George, UT	Reciprocal
T.S.	291064	Certified General	Nashville, TN	Reciprocal
P.S.	291205	Certified General	Portland, TN	Reciprocal
R.D.	291288	Certified General	Columbus, OH	Reciprocal
D.D.	291331	Certified General	Harris, TX	Reciprocal
T.G.	291332	Certified General	Lombard, IL	Reciprocal
B.S.	291591	Certified General	Clarkston, MI	Reciprocal
A.G.	291623	Certified General	Dallas, TX	Reciprocal
B.W.	291652	Certified General	Evansville, IN	Reciprocal
D.L.	291639	Certified General	New York, NY	Reciprocal
A.H.	290819	Certified General	Columbus, OH	Reciprocal
R.D.	291288	Certified General	Dublin, OH	Reciprocal
K.S.	290911	Certified Residential	Gallatin, TN	Reciprocal
Z.S.	291063	Certified Residential	Hamilton, OH	Reciprocal
R.L.	291478	Certified Residential	Athens, TN	Reciprocal
R.A.	291204	Certified Residential	Louisville, KY	Upgrade

B. Review of Application for Temporary Permits

Justin Noble moved to approve the following applications for Temporary Permit; the motion was seconded by Matthew Walters; and the motion passed 3-0.

C.C.	291350
M.H.	291111
S.B.	290979
T.C.	291334
D.L.	291351
J.M.	290999
H.P.	291207
J.B.	291191
S.D.	291047
R.R.	290910
T.P.	290918
E.E.	290978
S.H.	290957
B.B.	290901
E.L.	291290
A.K.	291352
S.B.	291717
B.M.	291546
C.H.	291428
E.E.	291429
C.K.	291624
M.B.	291712
A.F.	291713
C.B.	291709

C. Licensure Report

Certified General – 714
Certified Residential – 667
Licensed Residential – 12
Associate – 207
Total – 1,600 Appraisers

Appraisal Management Company (AMC) – 98 AMCs

CLOSED SESSION

At 9:18 a.m., Justin Noble moved to enter closed session, pursuant to KRS 61.810(1)(c) and (j), and KRS 61.815 to discuss the reciprocal application of C.K. and letter from R.W. Matthew Walters seconded the motion and the Board entered closed session.

RECONVENE OPEN SESSION

Matthew Walters moved for the Board to come out of closed session. Justin Noble seconded the motion. All being in favor, the Board resumed the open meeting at 9:35 a.m.

Matthew Walters moved to approve the reciprocal application of C.K.; the motion was seconded by Justin Noble; and the motion passed 3-0. Justin Noble moved to approve a response letter to R.W.; the motion was seconded by Matthew Walters; and the motion passed 3-0.

EXPERIENCE REVIEW


Justin Noble moved to accept the experience for the following applicants as listed below. Matthew Walters seconded the motion and the motion passed 3-0.

- A. H.S.– approve experience for Certified General, must pass the CG exam.
- B. J.S.– approve experience for Certified Residential, must pass the CR exam.
- C. M.A.– approve experience for Certified Residential, must pass the CR exam.

ADJOURNMENT

Matthew Walters moved to adjourn the meeting. Justin Noble seconded the motion. The motion passed 3-0 and the meeting was adjourned.

Minutes Approved:


Chair _____ 5/29/2024
Date


Administrative Coordinator _____ 5/24/24
Date

Pursuant to KRS 324B.060, I, Tracy Carroll,
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 26, 2024.
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 26, 2024 meeting, at its meeting held on May 24, 2024.

Tracy Carroll
Executive Director

8/16/2024

Date