

KENTUCKY REAL ESTATE APPRAISERS BOARD

Meeting Minutes, June 28, 2024

TYPE OF MEETING

Regular Meeting with Closed Session

DATE AND LOCATION

June 28, 2024 – 500 Mero Street, Frankfort, KY and via Microsoft Teams video teleconference

PRESIDING OFFICER

John Dexter Outlaw, Chairperson

ROLL CALL

Present:

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

Present Also:

Tracy Carroll, Executive Director, KREA
Gerald Florence, Deputy Director, KREA
Patrick Riley, General Counsel, KREA
René Rogers, Staff Attorney III, KREA
Seth Branson, Procedures Development Specialist I, KREA
Megan LaShelle, Administrative Coordinator, KREAB
Tom Veit, Executive Assistant, KREAB

The Kentucky Real Estate Appraisers Board (“Board”) meeting was called to order by Chairperson, Dexter Outlaw, at 10:12am Eastern Standard Time.

MINUTES

Member Walters moved to approve the May 24, 2024 meeting minutes as presented; the motion was seconded by Member Noble; and the motion passed 3-0.

KENTUCKY REAL ESTATE AUTHORITY COMMENTS

Kentucky Real Estate Authority Deputy Director Gerald Florence notified the Board that two Board member candidates have been sent to Boards and Commission for review.

LEGAL UPDATE

Kentucky Real Estate Authority General Counsel Patrick Riley informed the Board of a pending paralegal position and a pending investigator position.

EDUCATION

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

A. Appraiser eLearning

1. Fostering Diversity in the Appraiser Profession, 3 hours CE, Classroom
2. Scan to Sketch – Practical Application of Mobile Appraising, 7 hours CE, Classroom
3. 2024 Val Expo – Day 1, 7 hours CE, Classroom
4. 2024 Val Expo – Day 2, 7 hours CE, Classroom

B. ASFMRA

1. Appraising AG Facilities: Poultry Seminar, 8 hours CE, Classroom
2. Introduction to Statistical Analysis for Appraisers (A200), 14 hours CE & 15 hours QE, Classroom

C. Calypso

1. A Brief Stroll Through America’s Architecture for Appraisers, 7 hours CE, Online
2. Acquainting Ourselves with the ANSI Standard: Measuring Residential Properties Properly, 7 hours CE, Online
3. Construction Details: From Concept to Completion, 7 hours CE, Online
4. Cost Approach and Land Valuation, 7 hours CE, Online
5. Cultural Competency and Elimination of Bias in Appraisals, 3 hours CE, Online
6. Mold A Growing Problem, 3.5 hours CE, Online

D. Dennis Badger and Associates

1. “Bulk” Renewal

E. McKissock

1. Cracking the Code – Demystifying Desktop & Hybrid Appraisals, 3 hours CE, Classroom
2. Cracking the Code – Demystifying Desktop & Hybrid Appraisals, 3 hours CE, Online
3. Navigating Essential Tools for Real Estate Appraisal, 4 hours CE, Online

CERTIFICATION/LICENSURE

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

A. Review of Application for Temporary Permits

L.W.	292432
A.S.	292870
J.N.	292821
J.R.	292908
J.D.	292996
C.W.	292703
J.M.	293003
R.M.	293175
M.C.	293175
L.W.	293207
J.V.	293255

B. Licensure Report

Certified General – 718
 Certified Residential – 667
 Licensed Residential – 12
 Associate – 208
Total – 1,605 Appraisers

Appraisal Management Company (AMC) – Total – 98 AMCs

CLOSED SESSION

At 10:28 a.m., Matthew Walters moved to enter closed session, pursuant to KRS 61.810(1)(c) and (j), and KRS 61.815 to discuss the S.D. letter. Justin Noble seconded the motion and the Board entered closed session.

Reconvene Open Session and Committee Recommendations

Justin Noble moved for the Board to come out of closed session. Matthew Walters seconded the motion. All being in favor, the Board resumed in open session of the meeting at 10:35 a.m.

MISCELLANEOUS

The Board reviewed and discussed the following:

A. Justin Noble moved to approve 4 staff members to attend the October 28 – 30, 2024 AARO

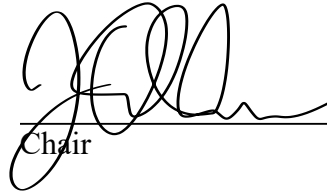
Conference. Matthew Walters seconded the motion and the motion passed 3-0.

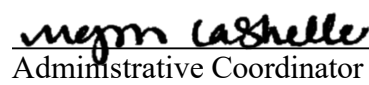
- B. A motion was brought before the Board by Member Noble regarding the request of S.D. and a vote was called, however, a quorum failed to be established.

ADJOURNMENT

At 10:40 a.m., Justin Noble moved to adjourn the meeting. Matthew Walters seconded the motion. The motion passed 3-0 and the meeting was adjourned.

Minutes Approved:

	7/26/2024
Chair	Date

	7/26/2024
Administrative Coordinator	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 June 28, 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
June 28, 2024 meeting, at its meeting held on July 26, 2024.

Tracy Carroll
Executive Director

8/16/2024
Date