

# **KENTUCKY REAL ESTATE APPRAISERS BOARD**

Meeting Minutes, July 26, 2024

## **TYPE OF MEETING**

Regular Meeting with Closed Session

## **DATE AND LOCATION**

July 26, 2024 – 500 Mero Street, Frankfort, KY and via Microsoft Teams video teleconference

## **PRESIDING OFFICER**

John Dexter Outlaw, Chair

## **ROLL CALL**

Present:

John Dexter Outlaw, Chair  
Greg Caudill, Board Member  
Mark Vaught, Board Member  
Matthew Walters, Board Member

Present Also:

Gerald Florence, Deputy Executive Director, KREA  
René Rogers, Staff Attorney III, KREA  
Seth Branson, Procedures Development Specialist I, KREA  
Andrea Helton, Paralegal, 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 John Dexter Outlaw at 9:09 a.m. Eastern.

## **ELECTION OF CHAIRPERSON**

Matthew Walters moved to confirm John Dexter Outlaw's election as Chairperson; the motion was seconded by Mark Vaught; and the motion passed 4-0.

## **MINUTES**

Matthew Walters moved to approve the June 28, 2024, minutes as presented; the motion was seconded by Greg Caudill; and the motion passed 4-0.

## **KENTUCKY REAL ESTATE AUTHORITY COMMENTS**

Kentucky Real Estate Authority Deputy Executive Director Gerald Florence welcomed Appraiser Member Mark Vaught and Lender Member Greg Caudill to the Kentucky Real Estate Appraisers Board. He informed the Board of 5 additional staff positions and noted that they will be utilized across the agency during peak periods. Deputy Florence also provided the Board with a finance report and briefed them on the details of House Bill 403.

## **LEGAL UPDATE**

Kentucky Real Estate General Counsel René Rogers informed the Board of the items to be discussed in closed session.

## **EDUCATION**

Mark Vaught moved to approve the following education courses for Fiscal Year 2024-2025, with a second by Matthew Walters, and the motion passed 4-0.

### **A. ASFMRA**

1. Data Analytics for Appraisers, 8 hours CE, Classroom
2. Property Rights Why Haven't I Heard This Before, 8 hours CE, Classroom

### **B. Calypso**

1. 2024 – 2025 7 Hour Equivalent USPAP Update Course, 7 hours CE, Online
2. Appraising Energy Efficient Residential Properties, 8 hours CE, Online
3. Appraising Manufactured Homes in America, 7 hours CE, Online
4. Environmental Hazards Impact on Value, 7 hours CE, Online
5. FHA Site Inspection for Appraisers, 7 hours CE, Online
6. Victorian Era Architecture for Real Estate Professionals, 3.5 hours CE, Online

### **C. Dynasty School**

1. Advanced Residential Applications and Case Studies, 15 hours QE/14 hours CE, Online
2. Real Estate Appraisal – Principles & Procedures, 60 hours QE/56 hours CE, Online
3. Residential Market Analysis and Highest and Best Use, 15 hours QE/14 hours CE, Online
4. Residential Report Writing and Case Studies, 15 hours QE/14 hours CE, Online
5. Statistics, Modeling, & Finance, 15 hours QE/14 hours CE, Online

### **D. McKissock**

1. Navigating Essential Tools for Real Estate Appraisal, 4 hours CE, Classroom

**CERTIFICATION/LICENSURE**

Greg Caudill moved to approve the following applications for appraisers and appraisal management companies; the motion was seconded by Mark Vaught; and the motion passed 4-0.

A. Review of Applications

A.H.	293223	Certified Residential	Louisville, KY	Upgrade
D.G.	293560	Associate	Louisville, KY	
J.S.	293539	Certified Residential	Williamsburg, KY	Upgrade
H.G.	293561	Associate	Hopkinsville, KY	
K.F.	293789	Certified General	Omaha, NE	Reciprocal
K.H.	293800	Associate	Louisville, KY	
J.M.	292569	Certified General	Knoxville, TN	Reciprocal
R.D.	292647	Certified General	Pittsburgh, OA	Reciprocal
C.F.	292496	Certified General	Atlanta, GA	Reciprocal
C.G.	293571	Associate	Speedwell, TN	
B.B.	293566	Certified Residential	Santa Ana, CA	Reciprocal
I.M.	293609	Associate	Paducah, KY	
K.J.	293680	Certified General	Columbus, OH	Reciprocal
A.B.	293678	Certified Residential	Elmwood, IL	Reciprocal
S.R.	293936	Certified General	Pittsburgh, PA	Reciprocal
L.W.	293935	Certified General	Indianapolis, IN	Reciprocal
M.G.	293970	Associate	Harrodsburg, KY	
J.B.	293979	Certified General	Avon, IN	Reciprocal
M.M.	294027	Certified General	Columbus, OH	Reciprocal
D.L.	292793	Certified General	Salt Lake City, UT	Reciprocal

B. Licensure Report

Certified General – 637  
 Certified Residential – 619  
 Licensed Residential – 10  
 Associate – 164  
**Total – 1,430 Appraisers**

Appraisal Management Company (AMC) – **Total – 98 AMCs**

C. Review of Application for Temporary Permits

Mark Vaught moved to approve the following applications for temporary permit; the motion was seconded by Matthew Walters; and the motion passed 4-0.

C.B.	293573
M.M.	293298
B.C.	293308
D.A.	293514
B.C.	293311
E.E.	293622

T.F.	293627
A.C.	293740
H.A.	293741
S.B.	293779
L.H.	293697
J.H.	293911
R.C.	292223

**CLOSED SESSION**

At 9:34 a.m., Mark Vaught moved to enter closed session, pursuant to KRS 61.810(1)(c) and (j), and KRS 61.815, to discuss case no. 22-31; case no. 22-32; case no. 23-01; case no. 22-10; and the S.D. licensee request. Greg Caudill seconded the motion and the Board entered closed session.

**RECONVENE OPEN SESSION**

Mark Vaught 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 10:34 a.m.

Mark Vaught moved to dismiss case no. 22-31; Matthew Walters seconded the motion; and the motion passed 4-0.

Mark Vaught moved to refer case no. 22-32 to mediation; Matthew Walters seconded the motion; and the motion passed 4-0.

Mark Vaught moved to approve the final Agreed Order for case no. 22-10; Matthew Walters seconded the motion; and the motion passed 4-0.

At 9:37 a.m. EST, John Dexter Outlaw recused himself from the discussion of the S.D. licensee request. Greg Caudill moved to deny the S.D. licensee request, issue a letter to the licensee, and request a log of licensee work assignments dated between July 1, 2023, and today’s date; Mark Vaught seconded the motion; John Dexter Outlaw abstained from voting; and the motion passed 3-0.

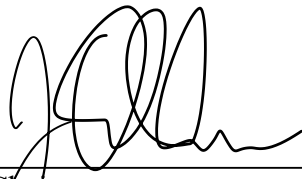
**APPROVAL OF PER DIEM AND TRAVEL EXPENDITURES**

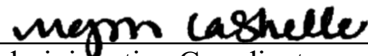
Matthew Walters moved to approve Per Diem and Travel Expenditures. Mark Vaught seconded the motion and the motion passed 4-0.

**ADJOURNMENT**

At 10:41 a.m., Greg Caudill moved to adjourn the meeting. Mark Vaught seconded the motion. The motion passed 3-0 and the meeting was adjourned.

Minutes Approved:

  
Chair \_\_\_\_\_ Date 07/26/2024

  
Administrative Coordinator \_\_\_\_\_ Date 09/30/24

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 07/26/24.

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  
07/26/24 meeting, at its meeting held on 08/23/24.

Tracy Carroll  
Executive Director

9/30/24  
Date