



**Andy Beshear**  
GOVERNOR  
**Jacqueline Coleman**  
LIEUTENANT GOVERNOR

## PUBLIC PROTECTION CABINET

Kentucky Real Estate Authority  
Kentucky Real Estate Appraisers Board  
500 Mero Street, 2NE09  
Frankfort, KY 40601  
Phone: (502) 564-4000

**Ray A. Perry**  
SECRETARY  
**DJ Wasson**  
DEPUTY SECRETARY

## KENTUCKY REAL ESTATE APPRAISERS BOARD

Meeting Minutes, August 23, 2024

### TYPE OF MEETING

Regular Meeting with Closed Session

### DATE AND LOCATION

August 23, 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  
Justin Noble, Board Member  
Mark Vaught, Board Member

Present Also:

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

Absent:

Matthew Walters, Board Member

The Kentucky Real Estate Appraisers Board meeting was called to order by Chairman John Dexter Outlaw at 9:01 a.m. Eastern.

## MINUTES

Greg Caudill moved to approve the July 26, 2024, minutes as presented; the motion was seconded by Justin Noble; and the motion passed 4-0.

## KENTUCKY REAL ESTATE AUTHORITY COMMENTS

Kentucky Real Estate Authority Deputy Executive Director Gerald Florence informed the board of finance details, agency staffing details, that Mr. Seth Branson will now be assisting with Board processes to ensure compliance with Appraisal Subcommittee guidelines.

## LEGAL UPDATE

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

## EDUCATION

Greg Caudill moved to approve the following education courses for Fiscal Year 2024-2025, with a second by Justin Noble, and the motion passed 4-0.

### A. Appraisal Institute

1. Fair Value, Market Value, Fair Market Value; 7 hours CE; Classroom

### B. Appraiser eLearning

1. 2024 Appraisal Summit – Day 1; 7 hours CE; Classroom
2. 2024 Appraisal Summit – Day 2; 7 hours CE; Classroom
3. Appraiser’s Guide to Short-Term Rentals; 4 hours CE; Classroom

### C. ASFMRA

1. ASFMRA Annual Meeting 2024; 5 hours CE; Classroom
2. Rapid Fire Case Studies 2024; 6 hours CE; Classroom

### D. The CE Shop

1. Appraising Energy-Efficient and Green Homes; 3 hours CE; Online

## CERTIFICATION/LICENSURE

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

### A. Review of Applications

G.L.	293602	Associate	Frankfort, KY	
J.S.	294147	Associate	Morehead, KY	
M.C.	292933	Certified General	Cincinnati, OH	Reciprocal
M.P.	294305	Certified General	Nashville, TN	Reciprocal
R.P.	294318	Certified General	Indianapolis, IN	Reciprocal
K.A.	294319	Certified General	Columbus, OH	Reciprocal

S.T.	294581	Certified General	Mendota, MN	Reciprocal
R.H.	294115	Certified Residential	Knoxville, TN	Reciprocal
K.C.	294511	Certified Residential	Greenville, SC	Reciprocal

**B. Licensure Report**

Certified General – 668  
 Certified Residential – 628  
 Licensed Residential – 10  
 Associate – 179  
 Total – 1,485 Appraisers

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

**C. Review of Application for Temporary Permits**

Greg Caudill moved to approve the following applications for temporary permit; the motion was seconded by Justin Noble; and the motion passed 4-0.

B.B.	293937
R.N.	294148
R.W.	294133
R.C.	294179
J.A.	294215
R.N.	294307
A.K.	294308
A.M.	294304
M.Y.	294343
M.M.	294568
S.B.	294387
E.E.	294412
K.G.	294406
R.Z.	294499
W.S.	294491
C.C.	294539
S.T.	294543

**CLOSED SESSION**

At 9:13 a.m., Greg Caudill moved to enter closed session, pursuant to KRS 61.810(1)(c) and (j), and KRS 61.815, to discuss case no. 22-29; case no. 22-30; case no. 23-02; case no. 23-05; and case no. 23-31. Mark Vaught seconded the motion and the Board entered closed session.

**RECONVENE OPEN SESSION**

Justin Noble 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 10:00 a.m.

Mark Vaught moved to refer case no. 22-29 to mediation; Justin Noble seconded the motion; and the motion passed 4-0.

Mark Vaught moved to conditionally dismiss case no. 22-30; Greg Caudill seconded the motion; and the motion passed 4-0.

Mark Vaught moved to conditionally dismiss case no. 23-02; Justin Noble seconded the motion; and the motion passed 4-0.

Mark Vaught moved to dismiss case no. 23-05; Greg Caudill seconded the motion; and the motion passed 4-0.

Mark Vaught moved to conditionally dismiss case no. 23-31; Justin Noble seconded the motion; and the motion passed 4-0.

General Counsel Patrick Riley informed the Board that House Bill 403 was codified on July 15, 2024, and provided an explanation of the reorganization process. He further explained that the Board is welcome to reach out to Deputy Director Florence with their questions or staff recommendations.

**NEW BUSINESS**

Mark Vaught moved to approve travel for three (3) staff members at the October 22—24, 2024 ARELLO Investigator training in Columbus, OH. Justin Noble seconded the motion; and the motion passed 4-0.

**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.

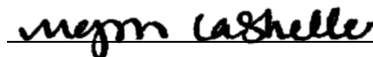
**ADJOURNMENT**

At 10:11 a.m., Justin Noble moved to adjourn the meeting. Greg Caudill seconded the motion. The motion passed 4-0 and the meeting was adjourned.

Minutes Approved:

  
Chair

9/27/24  
Date

  
Administrative Coordinator

9/30/24  
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 08/23/24 .

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  
08/23/24 meeting, at its meeting held on 09/27/24 .

Tracy Carroll  
Executive Director

9/30/24  
Date