



PUBLIC PROTECTION CABINET

Andy Beshear
GOVERNOR
Jacqueline Coleman
LIEUTENANT GOVERNOR

Kentucky Real Estate Authority
Kentucky Real Estate Appraisers Board
500 Mero Street, 2NE09
Frankfort, KY 40601
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Ray A. Perry
SECRETARY
DJ Wasson
DEPUTY SECRETARY

KENTUCKY REAL ESTATE APPRAISERS BOARD

Meeting Minutes, September 27, 2024

TYPE OF MEETING

Regular Meeting with Closed Session

DATE AND LOCATION

September 27, 2024 – 500 Mero Street, Frankfort, KY and via Zoom 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:

Tracy Carroll, Executive Director, KREA
Gerald Florence, Deputy Executive Director, KREA
René Rogers, Staff Attorney III, 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 Chairperson John Dexter Outlaw at 9:06 a.m. Eastern.

MINUTES

Mark Vaught moved to approve the August 23, 2024, minutes as presented; the motion was seconded by Greg Caudill; and the motion passed 4-0.

EXECUTIVE DIRECTOR COMMENTS

Kentucky Real Estate Authority Executive Director Tracy Carroll reminded the Board of the upcoming AARO conference on October 28, 2024.

DEPUTY EXECUTIVE DIRECTOR COMMENTS

Kentucky Real Estate Authority Deputy Executive Director Gerald Florence provided the Board with the current budget and Recovery Fund totals.

EDUCATION

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

- A. Appraiser eLearning
 - 1. Objectivity: Market Change and GLA, 4 hours CE, Classroom
- B. ASFMRA
 - 1. AgWare Back to Basics for Datalog and ClickForms, 7 hours CE, Classroom
- C. McKissock
 - 1. Live Webinar: Mortgage Fraud Insights – Case Studies for Appraisers, 4 hours CE, Online
 - 2. Live Webinar: Mortgage Fraud Insights – Case Studies for Appraisers, 4 hours CE, Classroom
 - 3. Navigating Desktop & Hybrid Appraisals, 7 hours CE, Online

CERTIFICATION/LICENSURE

Mark Vaught moved to approve the following applications for Appraisers, Appraisal Management Companies, and Temporary Permits; the motion was seconded by Matthew Walters; and the motion passed 4-0.

A. Review of Applications

E.O.	295110	Associate	Bowling Green, KY	
B.S.	294217	Associate	Winchester, KY	
I.M.	293609	Associate	Paducah, KY	
E.O.	295110	Associate	Bowling Green, KY	
B.S.	294217	Associate	Winchester, KY	
J.H.	295309	Certified General	Nashville, TN	Reciprocal
K.B.	293734	Certified General	Oak Brook, IL	Reciprocal
M.P.	294917	Certified Residential	Irving, Texas	Reciprocal
J.R.	294879	Certified Residential	Louisville, KY	Upgrade

B. Review of Application for Temporary Permits

A.S.	295436
M.H.	295254
L.M.	295218
E.E.	295213
D.P.	295239
C.H.	294979
B.D.	294990
J.W.	295002
T.P.	294993
J.L.	294992
S.B.	294842
Z.S.	294860
B.C.	294882
D.D.	294714
C.B,	294708

C. Licensure Report

Certified General – 672

Certified Residential – 632

Licensed Residential – 10

Associate – 183

Total Appraisers – 1,497

Appraisal Management Company (AMC) – 98 AMCs

CLOSED SESSION

At 9:20 a.m., Matthew Walters moved to enter closed session, pursuant to KRS 61.810(1)(c) and (j), and KRS 61.815 to discuss pending cases (grievances) nos. 22-27; 22-29; 23-01 AMC; 23-03; 23-04; 23-06; 23-13; and 23-28. Mark Vaught seconded the motion and the Board entered closed session.

RECONVENE OPEN SESSION

Greg Caudill 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 10:11 a.m.

COMPLAINTS

- A. Case No. 22-27 – Mark Vaught moved to conditionally dismiss the case with the successful completion of the education courses titled, “4-hour Residential Report Writing vs. Form Filling” and “4-hour Missing Explanations”. Matthew Walters seconded the motion. The motion passed 4-0.
- B. Case No. 22-29 – Mark Vaught moved to formally document a letter in the licensee’s file, issue a \$3,000 fine, and require the licensee to reapply at the associate level of licensure if they choose to return to the profession. Greg Caudill seconded the motion. The motion passed 4-0.
- C. Case No. 23-01 AMC – Mark Vaught moved to dismiss the case. Matthew Walters seconded the

motion. The motion passed 4-0.

- D. Case No. 23-03 – Mark Vaught moved to conditionally dismiss the case with the successful completion of the education courses titled, “4-hour Residential Report Writing vs. Form Filling.” Greg Caudill seconded the motion. The motion passed 4-0.
- E. Case No. 23-04 – Mark Vaught moved to dismiss the case. Matthew Walters seconded the motion. The motion passed 4-0.
- F. Case No. 23-06 – Mark Vaught moved to conditionally dismiss the case with the successful completion of the education course titled, “2024 15-hour USPAP Update.” Matthew Walters seconded the motion. The motion passed 4-0.
- G. Case No. 23-13 – Mark Vaught moved to conditionally dismiss the case with the successful completion of the education courses titled, “4-hour Residential Report Writing vs. Form Filling.” Matthew Walters seconded the motion. The motion passed 4-0.
- H. Case No. 23-28 – Mark Vaught moved to close the case. Greg Caudill seconded the motion. The motion passed 4-0.

MISCELLANEOUS

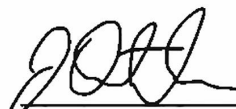
The Board reviewed and discussed the following:

- A. KYR Annual Convention & Expo Update
- B. Mark Vaught moved to approve the Executive Assistant’s attendance at TAFAC on November 19, 2024, with all expenses to be paid by AARO. Greg Caudill seconded the motion; and the motion passed 4-0
- C. AMC Renewal Update

ADJOURNMENT

Greg Caudill moved to adjourn the meeting. Matthew Walters seconded the motion. The motion passed 4-0 and the meeting was adjourned.

Minutes Approved:


Chair _____ Date 10/25/2024


Administrative Coordinator _____ Date 10/25/24

Pursuant to **KRS 324B.060, I, Tracy Carroll**,

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 9/27/24.

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

9/27/24 meeting, at its meeting held on 10/25/24.

Tracy Carroll
Executive Director

11/14/24

Date