



Andy Beshear
GOVERNOR
Jacqueline Coleman
LIEUTENANT GOVERNOR

PUBLIC PROTECTION CABINET
Kentucky Division of Real Property Boards
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, November 22, 2024

TYPE OF MEETING

Regular Meeting with Closed Session

DATE AND LOCATION

November 22, 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
Patrick Riley, General Counsel, KREA
Rene Rogers, Staff Attorney III, KREA
Seth Branson, Document Processing Specialist I, 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 John Dexter Outlaw at 9:03 a.m. EST.

MINUTES

Greg Caudill moved to approve the October 25, 2024 minutes as presented; the motion was seconded by Mark Vaught; and the motion passed 4-0.

EXECUTIVE DIRECTOR COMMENTS

Kentucky Real Estate Authority Executive Director Tracy Carroll updated the Board on the development of an annual Board member training initiative that will provide a comprehensive position review and credit towards continuing education.

DEPUTY DIRECTOR COMMENTS

Deputy Executive Director Gerald Florence updated the Board on the budget, Federal Recovery Fund, and KREA staffing.

LEGAL UPDATE

General Counsel Patrick Riley informed the Board that staff are continuing to work on updating KREAB regulations to further align with evolving ASC standards, and that another update will be provided in January.

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. CARR: 4 Secrets to a Great Appraisal, 4 hours CE, Online

B. McKissock

- 1. Live Webinar: Navigating AI— Transformative Tools for Appraisers, 4 hours CE, Classroom
- 2. Live Webinar: Navigating AI— Transformative Tools for Appraisers, 4 hours CE, Online
- 3. Live Webinar: Unlocking Valuation Conditions— Desktop & Hybrid Appraisals, 4 hours CE, Classroom
- 4. Live Webinar: Unlocking Valuation Conditions— Desktop & Hybrid Appraisals, 4 hours CE, Online
- 5. Performing Divorce Appraisals, 3 hours CE, Online
- 6. Performing Estate Appraisals, 3 hours CE, Online

CERTIFICATION/LICENSURE

Greg Caudill moved to approve the following applications for Appraisers and Appraisal Management Companies; the motion was seconded by Matthew Walters; and the motion passed 4-0.

A. Review of Applications

J.D.	294408	Associate	Benton, KY	
N.L.	296343	Certified General	Clarksville, TN	Reciprocal
S.S.	296059	Certified General	Greenville, SC	Reciprocal

J.G.	296158	Certified General	Dallas, TX	Reciprocal
L.K.	296129	Certified General	Vandalia, OH	Reciprocal
S.W.	296037	Certified Residential	Pflugerville, TX	Reciprocal
D.H.	296405	Licensed Residential	Cincinnati, OH	Reciprocal

B. Review of Application for Temporary Permits

Mark Vaught moved to approve the following applications for Appraisers and Appraisal Management Companies; the motion was seconded by Greg Caudill; and the motion passed 4-0.

J.B.	296062
C.J.	295907
T.B.	296162
J.R.	296301
J.R.	296296
J.R.	296298
J.R.	296300
M.H.	296157
J.V.	296335

C. Licensure Report

Certified General – 684
 Certified Residential – 637
 Licensed Residential – 11
 Associate – 187
Total – 1,515 Appraisers

Appraisal Management Company (AMC) – 97 AMCs

CLOSED SESSION

At 9:18 a.m. EST, Mark Vaught moved to enter closed session, pursuant to KRS 61.810(1)(c) and (j), and KRS 61.815 to discuss H.P. Complaint. Greg Caudill seconded the motion and the Board entered into closed session.

RECONVENE OPEN SESSION

Mark Vaught moved for the Board to come out of closed session and take no action regarding the H.P. Complaint. Greg Caudill seconded the motion. All being in favor, the Board resumed the open meeting at 9:27 a.m. EST.

MISCELLANEOUS

The Board reviewed and discussed the following:

- A. Greg Caudill moved to approve the 2025 Meeting schedule dates; Mark Vaught seconded the motion; and the motion passed 4-0.

B. Greg Caudill moved to approve Executive Assistant Tom Veit's attendance to TAFAC Meeting on February 6-7, 2025; Mark Vaught seconded the motion; and the motion passed 4-0.


APPROVAL OF PER DIEM AND TRAVEL EXPENDITURES

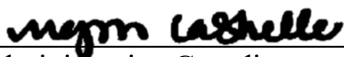
Matthew Walters moved to approve Per Diem and Travel Expenditures. Mark Vaught seconded the motion and the motion passed 4-0.

ADJOURNMENT

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

Minutes Approved:


Chair _____ 1/28/2025
Date


Administrative Coordinator _____ 1/31/25
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 11/22/24. 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 11/22/24 meeting, at its meeting held on 12/20/24.

Tracy Carroll
Executive Director

1/30/2025
Date