



Andy Beshear
GOVERNOR
Jacqueline Coleman
LIEUTENANT GOVERNOR

PUBLIC PROTECTION CABINET

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, December 20, 2024

TYPE OF MEETING

Regular Meeting with Closed Session

DATE AND LOCATION

December 20, 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
Matthew Walters, Board Member

Present Also:

Gerald Florence, Deputy Executive Director, KREA
Patrick Riley, General Counsel, KREA
René Rogers, Staff Attorney III, KREA
Seth Branson, Document Processing Specialist I, KREA
Andrea Helton, Paralegal, KREA
Elizabeth Johnson, Contract Statewide Project Manager, KREA
Megan LaShelle, Administrative Coordinator, KREAB
Tom Veit, Executive Assistant, KREAB

The Kentucky Real Estate Appraisers Board meeting was called to order by Chairperson John Dexter Outlaw at 9:00 a.m. Eastern.

MINUTES

Mark Vaught moved to approve the November 22, 2024, minutes as presented; the motion was seconded by Greg Caudill; and the motion passed 5-0.

LEGAL UPDATE

General Counsel Patrick Riley informed the Board of the regulation review process and noted that staff would provide a final draft prior to submission to the Legislative Research Committee.

DEPUTY EXECUTIVE DIRECTOR COMMENTS

Kentucky Real Estate Authority Deputy Executive Director Gerald Florence informed the Board of staffing updates, including the start of a new KREA Investigator, Tim Nehring, and provided them with a review of the budget. Chairperson Outlaw requested a copy of the budget, a flowchart of job descriptions, and a list of job duties for the DRPB staff members at a future meeting.

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 5-0.

A. Dennis Badger and Associates

1. 2025 Fannie Mae and Freddie Mac Updates, 7 hours CE, Classroom
2. Mastering Appraisal Standards in 2025: A Deep Dive into the USPAP Guidance & FAQs, 7 hours CE, Classroom

B. McKissock

1. The Appraisal Landscape of Rural Residential Properties, 5 hours CE, Online
2. Expert Witness Testimony Basics for Appraisers, 4 hours CE, Online
3. Residential Appraisal Review and USPAP Compliance, 7 hours CE, Online
4. Uncovering and Valuing Current Luxury Home Trends, 2 hours CE, Online
5. Instructor Approval, Mel Black, Live Webinar: Fundamentals of Expert Witness Testimony

CERTIFICATION/LICENSURE

Matthew Walters moved to approve the following applications for Appraisers and Appraisal Management Companies; the motion was seconded by Justin Noble; and the motion passed 5-0.

A. Review of Applications

J.D.	294408	Associate	Benton, KY	
D.V.	296565	Certified General	Tampa, FL	Reciprocal

D.M.	296373	Certified Residential	Boston, MA	Reciprocal
J.G.	296515	Certified General	Louisville, KY	Upgrade
A.P.	296502	Certified Residential	Lexington, KY	Upgrade
T.M.	295493	Certified Residential	Mayfield, KY	Upgrade
J.D.	296809	Certified Residential	Russell Springs, KY	Upgrade

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 5-0.

D.L.	296540
J.B.	296543
T.S.	296431
M.E.	296707
W.S.	296715
G.D.	296810
S.B.	296754

C. Licensure Report

Certified General – 690
 Certified Residential – 641
 Licensed Residential – 11
 Associate – 186
 Total Appraisers – 1,528

Appraisal Management Company (AMC) – 98 AMCs

CLOSED SESSION

At 9:23 a.m., Mark Vaught moved to enter closed session, pursuant to KRS 61.810(1)(c) and (j), and KRS 61.815 to discuss pending cases (grievances) Nos. 22-32; 23-01; 23-11; and 23-43. Greg Caudill seconded the motion and the Board entered closed session.

RECONVENE OPEN SESSION

Greg Caudill moved for the Commission to come out of closed session. Mark Vaught seconded the motion. All being in favor, the Board resumed the open meeting at 10:19 a.m.

COMPLAINTS

A. Mark Vaught moved to issue a \$2,000 fine, a 7-hour FHA course, a 15-hour 2024 USPAP course, and a 4-hour Residential Report Writing vs. Form Filling course in case No. 22-32 to mediation; Greg Caudill seconded the motion; and the motion passed 5-0.

- B. Mark Vaught moved to issue a conditional dismissal upon the successful completion of a 4-hour Residential Report Writing vs. Form Filling course and Sales Comparison Approach Reconciliation course within 6 months of execution for case No. 23-01. Matthew Walters seconded the motion; and the motion passed 5-0.
- C. Mark Vaught moved to issue a \$2,000 fine and notate the file should the licensee return to the profession for case No. 23-11; Greg Caudill seconded the motion; and the motion passed 5-0.
- D. Mark Vaught moved to send case No. 23-43 to mediation. Justin Noble seconded the motion; and the motion passed 5-0.

MISCELLANEOUS

The Board reviewed and discussed the following:

- A. Federal Grant Update
- B. Navigating the ASC’s Policy Statements— February 5, 2025
- C. Mark Vaught moved to approve the Executive Assistant’s attendance to the February 6-7, 2025, TAFAC conference; Justin Noble seconded the motion; and the motion passed 5-0.

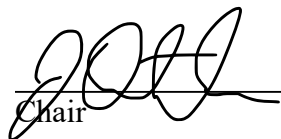
APPROVAL OF PER DIEM AND TRAVEL

Mark Vaught moved to approve Per Diem and Travel Expenditures for the December 20, 2024, regular meeting; Matthew Walters seconded the motion; and the motion passed 5-0.

ADJOURNMENT

Justin Noble moved to adjourn the meeting; Mark Vaught seconded the motion; and the motion passed 5-0 and the meeting was adjourned.

Minutes Approved:

	1/24/2025
Chair	Date

	01/21/25
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 12/20/24. 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 12/20/24 meeting, at its meeting held on 01/24/25.

Tracy Carroll
Executive Director

1/30/2025
Date