



Andy Beshear
GOVERNOR
Jacqueline Coleman
LIEUTENANT GOVERNOR

PUBLIC PROTECTION CABINET
Division of Real Property Boards
Kentucky Real Estate Appraisers Board
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Frankfort, KY 40601
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Ray A. Perry
SECRETARY
DJ Wasson
DEPUTY SECRETARY

KENTUCKY REAL ESTATE APPRAISERS BOARD
Meeting Minutes, January 24, 2025

TYPE OF MEETING

Regular Meeting with Closed Session

DATE AND LOCATION

January 24, 2025 – 500 Mero Street, Frankfort, KY and via 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:

Tracy Carroll, Executive Director
Gerald Florence, Deputy Executive Director
Patrick Riley, General Counsel
René Rogers, Staff Attorney III
Seth Branson, Document Processing Specialist I
Andréa Helton, Paralegal
Elizabeth Johnson, Contract Statewide Project Manager
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 9:00 a.m. Eastern. Member Matthew Walters arrived at the meeting via Teams videoconference at 9:08 a.m. Eastern.

MINUTES

Mark Vaught moved to approve the December 20, 2024, minutes as presented; the motion was seconded by Greg Caudill; and the motion passed 3-0.

DEPUTY EXECUTIVE DIRECTOR COMMENTS

Kentucky Real Estate Authority Deputy Executive Director Gerald Florence informed the Board of the current budget. He noted that there were not any staffing updates to provide at this time.

LEGAL UPDATE

General Counsel Patrick Riley reminded the Board that the Chairman reserves the right to submit staffing recommendations, administrative recommendations, or any other suggestions to the Cabinet for review.

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 3-0.

- A. Appraiser eLearning
 - 1. 2025 ACTS – Day 1, 7 hours CE, Classroom
 - 2. 2025 ACTS – Day 2, 7 hours CE, Classroom

- B. ASFMRA
 - 1. Appraisal of Water Rights Seminar, 8 hours CE, Online

- C. The CE Shop
 - 1. Appraisal Statistics, 3 hours CE, Online
 - 2. Appraisal Technology and GSE Appraisal Review, 4 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 Greg Caudill; and the motion passed 4-0. (Mr. Walters was now present at the meeting.)

A. Review of Applications

R.A.M.	297254	AMC	Henderson, NV	
D.D.	296930	Associate	Carrolton, KY	
M.C.	297221	Certified General	Nashville, TN	Reciprocal
J.G.	292196	Certified Residential	Cincinnati, OH	Reciprocal
R.I.	297042	Licensed Residential	Pomona, CA	Reciprocal

B. Review of Application for Temporary Permits

J.B.	297044
E.E.	297119
J.P.	297143

C. Licensure Report

Certified General – 691
Certified Residential – 642
Licensed Residential – 12
Associate – 187
Total – 1,532 Appraisers

Appraisal Management Company (AMC) – 99 AMCs

CLOSED SESSION

At 9:11 a.m., Mark Vaught moved to enter closed session, pursuant to KRS 61.810(1)(c), (j) and KRS 61.815, to discuss pending cases (grievances) nos. Case No. 22-19; Case No. 22-23; Case No. 22-34; Case No. 23-07; Case No. 23-18; Case No. 24-30; Case No. 24-31; Case No. 24-32; Case No. 24-45; Case No. 24-87; and L.D. Instructor Application. Matthew Walters seconded the motion, and the Board entered into closed session.

RECONVENE OPEN SESSION

Greg Caudill moved for the Board to come out of closed session. Mark Vaught seconded the motion. All being in favor, the Board resumed the open meeting at 10:26 a.m.

COMPLAINTS

- A. Case No. 22-19 – Mark Vaught moved to approve the Agreed Order as written. Matthew Walters seconded the motion. The motion passed 4-0.
- B. Case No. 22-23 – Mark Vaught moved to approve the Agreed Order as written. Greg Caudill seconded the motion. The motion passed 4-0.
- C. Case No. 23-34 – Mark Vaught moved to approve the Agreed Order as written. Matthew Walters seconded the motion. The motion passed 4-0.
- D. Case No. 23-07 – Mark Vaught moved to issue a conditional dismissal upon the successful completion of a 4-hour Residential Report Writing vs. Form Filling course. Greg Caudill seconded the motion. The motion passed 4-0.
- E. Case No. 23-18 – Mark Vaught moved to issue a conditional dismissal upon the successful completion of a 4-hour Residential Report Writing vs. Form Filling course. Matthew Walters seconded the motion. The motion passed 4-0.
- F. Case No. 24-30 – Mark Vaught moved to defer the case to mediation. Matthew Walters seconded the motion. The motion passed 4-0.
- G. Case No. 24-31 – Mark Vaught moved to defer the case to mediation. Matthew Walters seconded the motion. The motion passed 4-0.
- H. Case No. 24-32 – Mark Vaught moved to defer the case to mediation. Greg Caudill seconded the

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 01/24/25. 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 01/24/25 meeting, at its meeting held on 02/28/25.

Tracy Carroll
Executive Director

3/17/2025

Date