



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 February 28, 2025

TYPE OF MEETING

Regular Meeting with Closed Session

DATE AND LOCATION

February 28, 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
Justin Noble, Board Member
Mark Vaught, Board Member
Matthew Walters, Board Member

Present Also:

Tracy Carroll, Director
Patrick Riley, General Counsel
Rene Rogers, Staff Attorney III
Seth Branson, Document Processing Specialist I
Megan LaShelle, Administrative Coordinator, KREAB
Tom Veit, Executive Assistant, KREAB

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

MINUTES

Member Matthew Walkers experienced technical difficulties and was dropped from the Teams call. However, a quorum was still present. Mark Vaught moved to approve the January 24, 2025, meeting

minutes as presented; the motion was seconded by Greg Caudill; and the motion passed 3-0. Member Matthew Walters rejoined the Teams call at 9:03 a.m. EST.

EXECUTIVE DIRECTOR COMMENTS

Division of Real Property Boards Director Tracy Carroll informed the Board of details regarding the upcoming Board Member Training. Director Carroll recognized Administrative Coordinator Megan LaShelle, who then provided an overview of the budget.

LEGAL UPDATE

General Counsel Patrick Riley thanked Board staff for their work on regulation drafts. Further, he informed the Board that while the codification of House bill 403 does not specify that the KREAB Board Chairperson can make staffing recommendations to the Cabinet Secretary, Chairman Outlaw is still welcome to forward any recommendation letters to legal for submission to the Cabinet Secretary.

EDUCATION

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

A. ASFMRA

1. Appraising Ag Facilities: Feedlot Seminar, 8 hours CE, Classroom
2. Appraising Agricultural Land in Transition, 8 hours CE, Classroom
3. Appraisal Through the Eyes of the Reviewer, 7 hours CE, Classroom
4. Barn-Dominium/Shouse/Shome – What is It and What It's Not, 4 hours CE, Classroom
5. Farm and Ranch Succession, Estate, and Continuity Planning, 8 hours CE, Classroom
6. Introduction to Business Valuation for Rural Appraisers, 8 hours CE, Classroom
7. Understanding Conservation Easement Valuation, 8 hours CE, Classroom

B. Appraisal Institute

1. Appraiser's Guide to the New URAR, 7 hours CE, Classroom
2. Online Appraisal of Manufactured Homes and Next-Generation, 7.5 hours CE, Online

C. Appraiser eLearning

1. The Appraiser's Guide to the New URAR, 7 hours CE, Online
2. Valuation Bias and Fair Housing Laws and Regulations, 7 hours CE, Online

D. McKissock

1. Live Webinar: The Appraiser's Guide to the New URAR, 7 hours CE, Online
2. The Appraiser's Guide to the New URAR – Classroom, 7 hours CE, Classroom
3. Small Spaces, Big Impact – Appraising ADU's, 3 hours CE, Online

CERTIFICATION/LICENSURE

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

A. Review of Applications

C.A.M.C.	297608	AMC	Sacramento, CA	AMC
J.W.	297213	Associate	Pikeville, KY	Associate
T.B.	297212	Associate	Hopkinsville, KY	Associate
C.G.	298006	Certified General	Indianapolis, IN	Reciprocal
C.H.	297789	Certified General	Indianapolis, IN	Reciprocal
C.M.	297355	Certified General	Pittsburg, PA	Reciprocal
C.R.	296883	Certified General	Sandy Springs, GA	Reciprocal
J.H.	297611	Certified General	Indianapolis, IN	Reciprocal
J.P.	297479	Certified General	Cape Girardeau, MO	Reciprocal
S.L.	297788	Certified General	Indianapolis, IN	Reciprocal
T.P.	297776	Certified Residential	Lodi, CA	Reciprocal
L.A.	297886	Certified General	Winchester, KY	Upgrade

B. Review of Application for Temporary Permits

M.S.	297300
J.W.	297452
S.H.	297460
P.K.	297464
D.P.	297491
W.S.	297609
J.S.	297665
M.C.	297775
D.S.	297796
T.B.	297798
A.T.	297847
A.B.	297886

C.B.	297887
T.F.	297910
T.S.	297929
M.H.	297941
P.T.	297957
A.S.	298000
J.B.	298002
A.C.	298055

C. Licensure Report

Certified General – 703
 Certified Residential – 643
 Licensed Residential – 12
 Associate – 188
Total – 1,546 Appraisers

Appraisal Management Company (AMC) – 98 AMCs

EXPERIENCE REVIEW

Mark Vaught moved to accept the experience for the following applicants as listed below. Greg Caudill seconded the motion, and the motion passed.

- A. E.N. – must pass CG exam
- B. S.B. – must pass CR exam
- C. J.H. – must pass LR exam

CLOSED SESSION

Member Justin Noble joined the Teams call at 9:15 a.m. EST. At 9:16 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 pending cases (grievances) nos. 22-32; 23-08; 23-09; 23-10; 23-12; 23-20; 23-21; 23-45 and 24-29 – 24-113. 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. Justin Noble seconded the motion. All being in favor, the Board resumed the open meeting at 10:10 a.m. EST.

COMPLAINTS

- A. Case No. 22-32 – The Board did not discuss this matter and therefore took no action on this matter.
- B. Case No. 23-08 – Mark Vaught moved to refer the case for mediation. Greg Caudill seconded the motion. The motion passed 5-0.
- C. Case No. 23-09 – Mark Vaught moved to dismiss the case. Matthew Walters seconded the motion. The motion passed 5-0.

- D. Case No. 23-10 – Mark Vaught moved to dismiss the case. Greg Caudill seconded the motion. The motion passed 5-0.
- E. Case No. 23-12 – Mark Vaught moved to dismiss the case. Justin Noble seconded the motion. The motion passed 5-0.
- F. Case No. 23-20 – Mark Vaught moved to refer the case for mediation. Greg Caudill seconded the motion. The motion passed 5-0.
- G. Case No. 23-21 – Mark Vaught moved to dismiss the case. Greg Caudill seconded the motion. The motion passed 5-0.
- H. Case No. 23-45 and 24-29 – 24-113 – Status update only, no action was taken for this case.

MISCELLANEOUS

The Board reviewed and discussed the following:

- A. AARO Fall Conference, Atlanta, GA. – Mark Vaught moved to approve travel for up to four (4) staff members and two (2) Board members. Justin Noble seconded the motion. The motion passed 5-0.
- B. ARELLO Legal and Investigator Travel – Mark Vaught moved to approve travel for up to four (4) staff. Matthew Walters seconded the motion. The motion passed 5-0.
- C. ARELLO Memberships – Mark Vaught moved to approve the ARELLO memberships. Greg Caudill seconded the motion. The motion passed 5-0.
- D. TAFAC Meeting, June 2025, Washington, D.C. Travel – Greg Caudill moved to approve travel for one (1) staff member. Mark Vaught seconded the motion. The motion passed 5-0.
- E. TAFAC Meeting, November 2025, Washington, D.C. Travel – Greg Caudill moved to approve travel for one (1) staff member. Mark Vaught seconded the motion. The motion passed 5-0.
- F. In-Person Meeting Discussion – Director Carroll discussed the availability and logistics of holding one or more in-person meetings for the KREAB. Chairperson Outlaw expressed approval for the idea.
- G. KREAB Temporary Staff – Greg Caudill moved to approve a grant-funded temporary staff member. Mark Vaught seconded the motion. The motion passed 5-0.
- H. Regulation Review – Mark Vaught moved to approve the 5 new regulation drafts as presented, with permission to legal counsel to make any necessary minor edits prior to Cabinet submission. Matthew Walters seconded the motion. The motion passed 5-0.

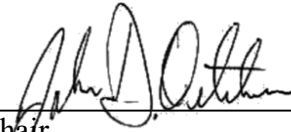
APPROVAL OF PER DIEM AND TRAVEL

Greg Caudill moved to approve Per Diem and Travel Expenditures for the February 28, 2025, regular meeting; Mark Vaught seconded the motion; and the motion passed 5-0.

ADJOURNMENT

Greg Caudill moved to adjourn the meeting. Mark Vaught seconded the motion. The motion passed 5-0 and the meeting was adjourned.

Minutes Approved:


Chair

03/28/25

Date


Administrative Coordinator

03/28/25

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 02/28/25 . 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
02/28/25 meeting, at its meeting held on 03/28/25 .

Tracy Carroll
Executive Director

4/29/2025
Date