



**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, March 28, 2025

### **TYPE OF MEETING**

Regular Meeting with Closed Session

### **DATE AND LOCATION**

March 28, 2025 – 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  
Mark Vaught, Board Member  
Matthew Walters, Board Member

Present Also:

Tracy Carroll, Director, DRPB  
Gerald Florence, Deputy Executive 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

Absent: Justin Noble, Board Member

The Kentucky Real Estate Appraisers Board meeting was called to order by Chairman Dexter Outlaw at 9:03 a.m. Eastern.

### **MINUTES**

Greg Caudill moved to approve the February 28, 2025, minutes as presented; the motion was seconded by Mark Vaught; and the motion passed 4-0.

## **EXECUTIVE DIRECTOR COMMENTS**

Kentucky Real Estate Authority Deputy Executive Director Gerald Florence provided the Board with a budget update.

## **LEGAL UPDATE**

General Counsel Patrick Riley informed the Board of the upcoming AARO virtual training on April 29 – May 1, 2025, and some of the interesting topics that will be discussed.

## **EDUCATION**

Mark Vaught moved to approve the following education courses for Fiscal Year 2025-2026, with a second by Greg Caudill, and the motion passed 4-0.

1. Appraiser eLearning
  - A. Staying Out of the Courtroom Unless You're Being Paid, 2 hours CE, Online
  - B. Understanding the Role of Collateral Underwriter, 4 hours CE, Online
2. ASFMRA
  - A. National Best Practices for Rural Property Appraisal Seminar, 8 hours CE, Classroom
3. Mountain eLearning
  - A. Big Data – Big Trouble, Public Records, Square Footage, & Big Data Myths, 5 hours CE, Online
  - B. Cultural Competency and Elimination Bias, 3 hours CE, Online
  - C. Measuring Square Footage with ANSI, 4 hours CE, Online

## **CERTIFICATION/LICENSURE**

Mark Vaught 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**

S.W.	297564	Associate	Lexington, KY	
S.B.	298546	Associate	Lexington, KY	Upgrade
D.L.	298145	Certified General	New York, NY	Reciprocal
K.D.	298152	Certified General	Milwaukee, WI	Reciprocal
A.L.	298234	Certified General	Milwaukee, WI	Reciprocal
M.H.	297898	Certified General	Ponte Vedra, FL	Reciprocal
A.L.	298046	Certified General	Cincinnati, OH	Reciprocal
J.S.	298131	Certified General	Fort Worth, TX	Reciprocal

M.O.	298129	Certified General	Fort Worth, TX	Reciprocal
K.S.	298246	Certified General	Columbus, OH	Reciprocal
J.S.	298528	Certified General	Loveland, OH	Reciprocal
A.P.	298137	Certified Residential	Franklin, TN	Reciprocal

Greg Caudill moved to approve the following applications for Temporary Permits; the motion was seconded by Mark Vaught and the motion passed 4-0.

#### B. Review of Application for Temporary Permits

C.A.	298144
J.Z.	298149
E.L.	298194
D.L.	298160
S.B.	298223
P.N.	298291
W.S.	298343
B.D.	298351
R.E.	298480
J.D.	298514

#### C. Licensure Report

Certified General – 713  
 Certified Residential – 643  
 Licensed Residential – 12  
 Associate – 189  
**Total – 1,557 Appraisers**

Appraisal Management Company (AMC) – 100 AMCs

#### EXPERIENCE REVIEW

Mark Vaught moved to accept the experience for the following applicants as listed below. Matt Walters seconded the motion, and the motion passed 4-0.

- A. J.H. – must pass CR exam
- B. S.B. – must pass CR exam

#### CLOSED SESSION

At 9:13 a.m. EST, Greg Caudill 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; 23-31, 23-41, 24-29, 24-30, 24-31, 24-32, 24-33, 24-34, 24-35, 24-36, 24-37, 24-38, 24-39, 24-40, 24-41, 24-42, 24-43, 24-44, 24-45, 24-46, 24-47, 24-48, 24-49, 24-50, 24-51, 24-52, 24-53, 24-54, 24-55, 24-56, 24-57, 24-58, 24-59, 24-60, 24-61, 24-62, 24-63, 24-64, 24-65, 24-66, 24-67, 24-68, 24-69, 24-70, 24-71, 24-72, 24-73, 24-74, 24-75, 24-76, 24-77, 24-78, 24-79, 24-80, 24-81, 24-82, 24-83, 24-84, 24-85, 24-86, 24-87, 24-88, 24-89, 24-90, 24-91, 24-92, 24-93, 24-94, 24-95, 24-96, 24-97, 24-98, 24-99, 24-100, 24-101, 24-102, 24-

103, 24-104, 24-105, 24-106, 24-107, 24-108, 24-109, 24-110, 24-111, 24-112, 24-113; and J.K. Instructor Approval. Mark Vaught 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. Greg Caudill seconded the motion. All being in favor, the Board resumed the open meeting at 9:29 a.m. EST.

### **COMPLAINTS**

- A. Case No. 22-32 – Mark Vaught moved to accept the Agreed Order as presented. Matt Walters seconded the motion. The motion passed 4-0.
- B. Case Nos. 23-31, 23-41, 24-29, 24-30, 24-31, 24-32, 24-33, 24-34, 24-35, 24-36, 24-37, 24-38, 24-39, 24-40, 24-41, 24-42, 24-43, 24-44, 24-45, 24-46, 24-47, 24-48, 24-49, 24-50, 24-51, 24-52, 24-53, 24-54, 24-55, 24-56, 24-57, 24-58, 24-59, 24-60, 24-61, 24-62, 24-63, 24-64, 24-65, 24-66, 24-67, 24-68, 24-69, 24-70, 24-71, 24-72, 24-73, 24-74, 24-75, 24-76, 24-77, 24-78, 24-79, 24-80, 24-81, 24-82, 24-83, 24-84, 24-85, 24-86, 24-87, 24-88, 24-89, 24-90, 24-91, 24-92, 24-93, 24-94, 24-95, 24-96, 24-97, 24-98, 24-99, 24-100, 24-101, 24-102, 24-103, 24-104, 24-105, 24-106, 24-107, 24-108, 24-109, 24-110, 24-111, 24-112, 24-113– Mark Vaught moved to accept the Agreed Order as presented. Greg Caudill seconded the motion. The motion passed 4-0.
- C. J.K. Instructor Approval– Mark Vaught moved to approve the application as presented. Matt Walters seconded the motion. The motion passed 4-0.

### **APPROVAL OF PER DIEM AND TRAVEL**

Greg Caudill moved to approve Per Diem and Travel Expenditures for the March 28, 2025, regular meeting; Matt Walters seconded the motion; and the motion passed 4-0.


### **NEW BUSINESS**

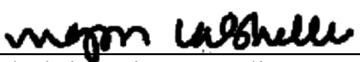
Chairman Dexter Outlaw suggested attending some regular meetings in-person. The Board discussed optionally meeting in-person for the regular meetings on July 25, 2025, and October 24, 2025.

### **ADJOURNMENT**

At 9:40 a.m. EST, Matt Walters moved to adjourn the meeting. Greg Caudill seconded the motion. The motion passed 4-0 and the meeting was adjourned.

Minutes Approved:

  
Chair \_\_\_\_\_ 04/25/25  
Date

  
Administrative Coordinator \_\_\_\_\_ 04/25/25  
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 03/28/25 . 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  
03/28/25 meeting, at its meeting held on 04/25/25 .

Tracy Carroll  
Executive Director

4/29/2025  
Date