



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
April 25, 2025

TYPE OF MEETING

Regular Meeting with Closed Session

DATE AND LOCATION

April 25, 2025 – 500 Mero Street, Frankfort, Kentucky 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
Absent: Justin Noble, Board Member

Present Also:

Tracy Carroll, Executive Director, KREA
Gerald Florence, Deputy Executive Director, KREA
Patrick Riley, General Counsel, KREA
René Rogers, Staff Attorney III, KREA
Megan LaShelle, Administrative Coordinator, KREAB
Tom Veit, Executive Assistant, KREAB
Brittany Creech, Executive Administrative Secretary, KREAB

The Kentucky Real Estate Appraisers Board ("Board") meeting was called to order by Dexter Outlaw at 9:01 a.m. Eastern Time.

MINUTES

Greg Outlaw moved to approve the March 28, 2025, regular meeting minutes as presented; the motion was seconded by Matthew Walters; having all in favor, the motion passed 4-0.

Mark Vaught moved to approve the April 3, 2025, regular meeting minutes as presented; the motion was seconded by Matthew Walters; having all in favor, the motion passed 4-0.

EXECUTIVE DIRECTOR COMMENTS

Kentucky Real Estate Authority Executive Director Tracy Carroll informed the Board of the 2024 Federal Grant Progress Report due date and temporary employee onboarding of Brittany Creech. Administrative Coordinator Megan LaShelle introduced Ms. Creech and informed the Board of her role in assisting staff with the 2025 education submission and licensee renewal processes. Deputy Director Gerald Florence updated the Board on the current budget.

LEGAL UPDATE

General Counsel Patrick Riley updated the Board on the KREAB regulation review progress and notified them that staff will be attending the virtual AARO 2025 Spring conference in May.

EDUCATION

Greg Caudill moved to approve the following education courses for Fiscal Year 2025-2026, with a second by Matthew Walters, having all in favor, the motion passed 4-0.

A. Appraisal Institute

1. Bulk Renewals

B. Appraiser eLearning

1. Staying Out of the Courtroom Unless You're Being Paid,
- 2 hours CE, Online

C. ASFMRA

1. Appraising Ag Facilities Equine Seminar, 8 hours CE, Classroom
2. Cost Approach Applications, 8 hours CE, Classroom
3. Detecting Going Concern & Business Value in an Agricultural Operation, 8 hours CE, Classroom
4. Introduction to Commercial Greenhouse Appraisal, 8 hours CE, Classroom
5. Livestock Ranch Seminar, 8 hours CE, Classroom

D. McKissock

1. Bulk Renewals
2. Live Webinar: Scope of Work and the New URAR, 4 hours CE, Online
3. Live Webinar: Scope of Work and the New URAR, 4 hours CE, Classroom

E. Redd, Brown, & Williams Real Estate Services

1. Manufactured Home Appraising, 7 hours CE, Classroom

2. Supervisor & Associate Mandatory Course, 7 hours CE,
Classroom

F. Wailitt Solutions LLC

1. Appraiser's Guide to the New URAR, 7 hours CE, Classroom

CERTIFICATION/LICENSURE

Mark Vaught moved to approve the following applications for Appraisers, Appraisal Management Companies, and Temporary Permits; the motion was seconded by Matthew Walters; having all in favor, the motion passed 4-0.

A. Review of Applications

W.W.	298708	Associate	Paducah, KY	
W.B.	298739	Associate	Lexington, KY	
C.B.	298450	Certified General	Chicago, IL	Reciprocal
K.O.	298410	Certified General	Philadelphia, PA	Reciprocal
J.S.	298846	Certified General	Northbrook, IL	Reciprocal
J.O.	298722	Certified General	Centralia, IL	Reciprocal
S.S.	298903	Certified Residential	Nolensville, TN	Reciprocal

B. Review of Application for Temporary Permits

A.K.	298684
K.M.	298644
M.H.	298690
M.G.	298682
J.L.	298707
D.B.	298692
P.M.	298735
M.H.	298779
P.M.	298755
D.M.	298908
D.K.	298919
C.B.	298959
D.D.	298931
S.B.	299052

C. Licensure Report

Certified General – 721
Certified Residential – 644
Licensed Residential – 12
Associate – 189
Total – 1,566 Appraisers

Appraisal Management Company (AMC) – 101 AMCs

CLOSED SESSION

At 9:14 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. 23-22, 23-26, 23-27, and 24-26. Greg Caudill seconded the motion, and the Board entered into closed session.

RECONVENE OPEN SESSION

Matthew Walters 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 9:34 a.m.

COMPLAINTS

- A. Case No. 23-22– Mark Vaught moved to dismiss the case. Matthew Walters seconded the motion. Having all in favor, the motion passed 4-0.
- B. Case No. 23-26– Mark Vaught moved to conditionally dismiss the case. Greg Caudill seconded the motion. Having all in favor, the motion passed 4-0.
- C. Case No. 23-27– Mark Vaught moved to dismiss the case. Matthew Walters seconded the motion. Having all in favor, the motion passed 4-0.
- D. Case No. 24-26– Mark Vaught moved to defer the case to the May Regular Board Meeting. Greg Caudill seconded the motion. Having all in favor, the motion passed 4-0.

MISCELLANEOUS

The Board reviewed and discussed the following:

- A. Greg Caudill moved to approve legal counsel to draft a letter to the Appraisal Institute inquiring if their recent lawsuit impacts Kentucky real property appraisers. Matthew Walters seconded the motion, having all in favor, the motion passed 4-0.
- B. ASC State Regulator Orientation
- C. Federal Grant Progress Report
- D. Mark Vaught moved to approval Tom Veit’s travel to the Collateral Risk Network Stakeholder Advisory Group from August 6-7, 2025, in Washington, D.C. Greg Caudill seconded the motion, having all in favor, the motion passed 4-0.

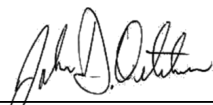
APPROVAL OF PER DIEM AND TRAVEL

Matthew Walters moved to approve Per Diem and Travel Expenditures for the April 25, 2025, regular meeting; Greg Caudill seconded the motion; having all in favor, the motion passed 4-0.

ADJOURNMENT

Mark Vaught moved to adjourn the meeting. Matthew Walters seconded the motion. Having all in favor, the motion passed 4-0 and the meeting was adjourned.

Minutes Approved:


Chair

05/23/25

Date

megan labbelle
Administrative Coordinator

05/23/25
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 April 25, 2025. 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
April 25, 2025 meeting, at its meeting held on May 23, 2025.

Tracy Carroll
Executive Director

6/27/2025
Date