



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, July 25, 2025

TYPE OF MEETING

Regular Meeting with Closed Session

DATE AND LOCATION

July 25, 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, Executive Director, Division of Real Property Boards
Gerald Florence, Deputy Director, Division of Real Property Boards
Patrick Riley, General Counsel, Division of Real Property Boards
Seth Branson, Document Processing Specialist I, KREA
Josie Cambell, Intern, Housing, Building, and Construction
Calee Carroll, Intern, KREA
Brittany Creech, Executive Administrative Secretary, KREAB
Megan LaShelle, Administrative Coordinator, KREAB
Sahil Rachan, Intern, KREA
Tom Veit, Executive Assistant, KREAB
Evan Wheeler, Intern, KREA

The Kentucky Real Estate Appraisers Board meeting was called to order by Chairman Dexter Outlaw at 9:00 a.m. Eastern. Member Justin Noble joined the meeting at 9:05 a.m.

MINUTES

Greg Caudill moved to approve the June 27, 2025 minutes as presented; the motion was seconded by Mark Vaught; and the motion passed 4-0.

EXECUTIVE DIRECTOR COMMENTS

Kentucky Real Estate Authority Executive Director Tracy Carroll informed the Board of a project lead by Public Protection Cabinet interns and introduced them for a brief presentation regarding artificial intelligence. Deputy Director Gerald Florence updated the Board on their budget.

LEGAL UPDATE

General Counsel Patrick Riley informed the Board of a meeting held with Representative Michael Meredith. He further informed them that a staff attorney position will be filled in the coming months.

EDUCATION

Greg Caudill moved to approve the following education courses for Fiscal Year 2025-2026, with a second by Mark Vaught, and the motion passed 5-0.

A. Appraiser eLearning

1. 2025 Appraisal Summit – Day 1, 7 hours CE, Classroom
2. 2025 Appraisal Summit – Day 2, 7 hours CE, Classroom
3. 2025 Val Expo – Day 1, 7 hours CE, Classroom
4. 2025 Val Expo – Day 2, 7 hours CE, Classroom
5. Professionalism, Partnership, & Performance: Elevating the Appraisal Experience, 3 hours CE, Classroom

B. The CE Shop

1. “Bulk” Renewal

C. McKissock

1. Sales Comparison Approach and the New URAR – Classroom, 3 hours CE, Classroom
2. Sales Comparison Approach and the New URAR – 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 5-0.

A. Review of Applications

U.O.R.	299874	AMC	Wilkes Barre, PA	
L.J.	300729	Associate	Frankfort, KY	
J.O.	300707	Certified General	South Bend, IN	Reciprocal
J.R.	300709	Certified General	Atlanta, GA	Reciprocal
A.Z.	299674	Certified General	Bartlett, IL	Reciprocal
J.B.	298844	Certified General	Troy, MI	Reciprocal
J.S.	300711	Certified General	Mendota Heights, MN	Reciprocal
T.S.	300630	Certified General	Louisville, KY	Upgrade
T.C.	300706	Certified Residential	Lakewood Ranch, FL	Reciprocal
S.A.	299691	Certified Residential	Hendersonville, TN	Reciprocal
M.A.	300710	Certified Residential	Richmond, KY	Upgrade
S.P.	301050	Certified Residential	Mt. Sterling, KY	Upgrade
S.K.	301053	Certified Residential	Lexington, KY	Upgrade

Matthew Walters moved to approve the following applications for Temporary Permits; the motion was seconded by Mark Vaught; and the motion passed 5-0.

B. Review of Application for Temporary Permits

P.H	300460
T.P.	300792
C.P.	300737

Licensure Report

Certified General – 663
Certified Residential – 597
Licensed Residential – 8
Associate – 165
Total Appraisers – 1,433

Appraisal Management Company (AMC) – 104 AMCs

EXPERIENCE REVIEW

Greg Caudill moved to accept the experience for the following applicants as listed below. Matt Walters seconded the motion, and the motion passed 5-0.

- A. S.K. – must pass CR exam
- B. B.I. – must pass CG exam
- C. S.R. – must pass CR exam
- D. E.B. – must pass CR exam
- E. S.P. – must pass CR exam

- F. S.G. – must pass CR exam
- G. C.H. – must pass CG exam
- H. L.B. – must pass CR exam
- I. C.B. – must pass CR exam
- J. C.R. – must pass CR exam

CLOSED SESSION

At 9:35 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. 23-17; 23-19; 23-30; 23-34; 23-36; 23-37; 23-38; 24-02; 24-05; 23-08 and 23-20 AO; Z.C. License Request. Matthew Walters 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 11:07 a.m.

COMPLAINTS

- A. Case No. 23-17– Mark Vaught moved to issue an agreed order with terms. Matthew Walters seconded the motion. The motion passed 5-0.
- B. Case No. 23-19– Mark Vaught moved to issue an agreed order with terms. Greg Caudill seconded the motion. The motion passed 5-0.
- C. Case No. 23-30– Mark Vaught moved to issue an agreed order with terms. Matthew Walters seconded the motion. The motion passed 5-0.
- D. Case No. 23-34– Mark Vaught moved to issue an agreed order with terms. Justin Noble seconded the motion. The motion passed 5-0.
- E. Case No. 23-36– Mark Vaught moved to issue an agreed order with terms. Greg Caudill seconded the motion. The motion passed 5-0.
- F. Case No. 23-37— Mark Vaught moved to issue an agreed order with terms. Matthew Walters seconded the motion. The motion passed 5-0.
- G. Case No. 23-38— Mark Vaught moved to issue an agreed order with terms. Justin Noble seconded the motion. The motion passed 5-0.
- H. Case No. 24-02— Mark Vaught moved to dismiss the case. Greg Caudill seconded the motion. The motion passed 5-0.
- I. Case No. 24-05— Mark Vaught moved to dismiss the case. Justin Noble seconded the motion. The motion passed 5-0.
- J. Case Nos. 23-08 and 23-20 AO— Mark Vaught moved to accept the agreed order as presented. Greg Caudill seconded the motion. The motion passed 5-0.
- K. Z.C. License Request— Mark Vaught moved to deny the request. Greg Caudill seconded the motion. The motion passed 5-0.

MISCELLANEOUS

The Board reviewed and discussed the following:

- A. Appraiser Renewal Update. Staff informed the Board that 1,457 renewals were completed prior to the deadline and aligned with both staff expectations and historical trends.

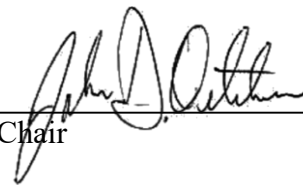
APPROVAL OF PER DIEM AND TRAVEL

Greg Caudill moved to approve Per Diem and Travel Expenditures for the July 25, 2025, regular meeting; Mark Vaught seconded the motion; and the motion passed 5-0.

ADJOURNMENT


Justin Noble moved to adjourn the meeting. Matthew Walters seconded the motion. The motion passed 5-0 and the meeting was adjourned.

Minutes Approved:


Chair

08/27/25

Date


Administrative Coordinator

08/27/25

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 07/25/25 . 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
07/25/25 meeting, at its meeting held on 08/22/25 .

Tracy Carroll
Executive Director

8/27/2025

Date