



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, November 14, 2025

TYPE OF MEETING

Regular Meeting with Closed Session

DATE AND LOCATION

November 14, 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, Director
Gerald Florence, Deputy Director
Patrick Riley, General Counsel
Danielle Haddad, Staff Attorney III
Seth Branson, Document Processing Specialist I
Brittany Creech, Executive Administrative Secretary
Megan LaShelle, Administrative Coordinator
Tom Veit, Executive Assistant

Absent: Justin Noble, Board Member

The Kentucky Real Estate Appraisers Board meeting was called to order by Dexter Outlaw at 8:59 a.m. Eastern.

MINUTES

Mark Vaught moved to approve the October 24, 2025, minutes as presented. The motion was seconded by Greg Caudill, and the motion passed 4-0.

EXECUTIVE DIRECTOR COMMENTS

Director Tracy Carroll introduced KREAB Executive Administrative Secretary Brittany Creech and thanked her for being a major support to the Board. Director Carroll provided information regarding the Public Protection Cabinet's fall food drive and charitable auctions and informed the Board that all upcoming travel will need to be approved in advance to ensure alignment with Cabinet policy. Deputy Director Gerald Florence presented the budget, provided an update on the open paralegal position, and informed the Board that staff are preparing for the upcoming Appraisal Subcommittee biennial review.

LEGAL UPDATE

General Counsel Patrick Riley thanked our nation's veterans, commended Brittany Creech for her great work supporting the Board, and informed the Board that the KREAB regulation drafts were submitted for Cabinet review. General Counsel Riley thanked Megan LaShelle and Tom Veit for their invaluable involvement in the regulatory review and drafting process.

EDUCATION

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

A. Appraisal Institute

1. Analyzing Defects, Damages, and Deficiencies in the New URAR, 3 hours CE, Classroom

B. McKissock

1. The Appraiser's Guide to the New URAR, 7 hours CE, Online
2. 2026-2027 7-Hour National USPAP Continuing Education Course, 7 hours CE, Online
3. 2026-2027 7-Hour National USPAP Continuing Education Course, 7 hours CE, Classroom
4. Live Webinar: 2026-2027 7-Hour National USPAP Continuing Education Course, 7 hours CE, Online

C. The CE Shop

1. 2026-2027 7-Hour National USPAP Continuing Education Course, 7 hours CE, Online

CERTIFICATION/LICENSURE

Mark Vaught moved to approve the following applications for Appraisers and Appraisal Management Companies, the motion was seconded by Matt Walters, and the motion passed 4-0.

A. Review of Applications

D.M.	303367	Associate	Louisville, KY	
S.R.	303181	Certified General	Louisville	Upgrade
N.O.	303252	Certified General	Columbus, OH	Reciprocal
C.M.	303467	Certified General	Bloomfield, MI	Reciprocal
J.N.	303462	Certified General	Houston, TX	Reciprocal
M.A.	303532	Certified General	Atlanta, GA	Reciprocal
S.B.	303711	Certified Residential	Spokane, WA	Reciprocal

Mark Vaught moved to approve the following applications for Temporary Permit, the motion was seconded by Matthew Walters, and the motion passed 4-0.

B. Review of Application for Temporary Permits

R.G.	303421
S.L.	303475
M.R.	303630
G.D.	303614
C.B.	303611
B.M.	303713
C.B.	303762
K.H.	303826
N.H.	303867
B.M.	303862
A.C.	303891

C. Licensure Report

Certified General – 701
Certified Residential – 611
Licensed Residential – 9
Associate – 167
Total – 1,488 Appraisers

Appraisal Management Company (AMC) – 99

EXPERIENCE REVIEW

Greg Caudill moved to accept the experience for the following applicants as listed below, the motion was seconded by Matt Walters, and the motion passed 4-0.

- A. K.R.— must pass CR exam
- B. L.J.— must pass CG exam
- C. B.I.— must pass CG exam
- D. B.R.— must pass CG exam
- E. N.L. – must pass CG exam

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. 24-12 and 24-13. 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. The motion was seconded by Greg Caudill. All being in favor, the Board resumed the open meeting at 9:33 a.m.

COMPLAINTS

- A. Case No. 24-12– Mark Vaught moved to issue an agreed order with terms presented. Matt Walters seconded the motion. The motion passed 4-0.
- B. Case No. 24-13– Mark Vaught moved to conditionally dismiss the case with the terms presented. Greg Caudill seconded the motion. The motion passed 4-0.

NEW BUSINESS

The Board reviewed and discussed the following:

- A. The 2026 Regular Meeting Schedule was presented by Megan LaShelle and reviewed by the Board. Greg Caudill moved to approve the 2026 Regular Meeting Schedule as presented. Mark Vaught seconded the motion. The motion passed 4-0. The 2026 Regular Meeting Schedule will be posted on the KREAB website and an invitation will be sent out to Board members and staff.
- B. Industry News – Tom Veit provided the Board with an update on the new exposure draft.
- C. Biennial ASC Review Update – Staff is meeting biweekly to prepare for the spring review and will provide updates each month.

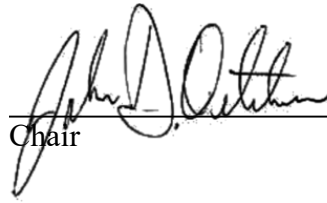
APPROVAL OF PER DIEM AND TRAVEL

Greg Caudill moved to approve Per Diem and Travel Expenditures for the November 14, 2025, regular meeting, Mark Vaught seconded the motion, and the motion passed 4-0.

ADJOURNMENT

Mark Vaught moved to adjourn the meeting, Greg Caudill seconded the motion, and the motion passed 4-0 and the meeting was adjourned.

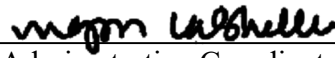
Minutes Approved:



Chair

12/04/25

Date



Administrative Coordinator

12/04/25

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 11/14/25. 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
11/14/25 meeting, at its meeting held on 12/04/25.

Tracy Carroll

12/5/2025

Executive Director

Date

