



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, December 4, 2025

TYPE OF MEETING

Regular Meeting with Closed Session

DATE AND LOCATION

December 4, 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
Seth Branson, Document Processing Specialist
Brittany Creech, Executive Administrative Secretary
Danielle Haddad, Staff Attorney III
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 Chairman Dexter Outlaw at 9:02 a.m. Eastern.

MINUTES

Mark Vaught moved to approve the November 14, 2025, minutes as presented. Greg Caudill seconded the motion. The motion passed 4-0.

EXECUTIVE DIRECTOR COMMENTS

Director Tracy Carroll wished everyone a happy holiday season and informed the Board that agency staff are meeting biweekly to plan for the biennial Appraisal Subcommittee review in April. Deputy Director Gerald Florence updated the Board on the open paralegal position and provided a budget update.

LEGAL UPDATE

Staff Attorney Danielle Haddad provided the Board with a regulation draft submission update.

EDUCATION

Matt Walters moved to approve the following education courses for Fiscal Year 2025-2026. Greg Caudill seconded the motion. The motion passed 4-0.

A. The CE Shop

- 1. The Appraiser’s Tech Toolkit, 7 hours CE, Online

CERTIFICATION/LICENSURE

A. Review of Applications

Mark Vaught moved to approve the following applications for Appraisers and Appraisal Management Companies. Mat Walters seconded the motion. The motion passed 4-0.

I.W.	304210	Associate	Bowling Green	
S.L.	304171	Certified General	Royal Oak, MI	Reciprocal
E.S.	304292	Certified General	Flint, TX	Reciprocal
B.R.	304189	Certified General	Lexington, KY	Upgrade
K.M.	304377	Certified Residential	Owensboro, KY	Upgrade

B. Review of Application for Temporary Permits

Greg Caudill moved to approve the following applications for temporary permits. Mark Vaught seconded the motion. The motion passed 4-0.

B.B.	304262
J.N.	304319
T.B.	304280
J.G.	304375

C. Licensure Report

Licensure Status Report

Certified General – 711
Certified Residential – 614
Licensed Residential – 9
Associate – 168
Total Appraisers – 1,502

Appraisal Management Company (AMC) Total – 99

CLOSED SESSION

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. 23-35; 24-14; 24-15; 24-16; 24-18; 24-20; and 24-23. Matt Walters seconded the motion, and the Board entered into closed session at 9:15 a.m.

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 10:01 a.m.

COMPLAINTS

- A. Case No. 23-35 – Mark Vaught moved to issue an agreed order with terms. Matt Walters seconded the motion. The motion passed 4-0.
- B. Case No. 24-14 – Mark Vaught moved to dismiss the case. Greg Caudill seconded the motion. The motion passed 4-0.
- C. Case No. 24-15 – Mark Vaught moved to dismiss the case. Matt Walters seconded the motion. The motion passed 4-0.
- D. Case No. 24-16 – Mark Vaught moved to dismiss the case. Greg Caudill seconded the motion. The motion passed 4-0.
- E. Case No. 24-18 – Mark Vaught moved to dismiss the case. Matt Walters seconded the motion. The motion passed 4-0.
- F. Case No. 24-20 – Mark Vaught moved to dismiss the case. Greg Caudill seconded the motion. The motion passed 4-0.
- G. Case No. 24-23 – Mark Vaught moved to issue an agreed order with terms. Matt Walters seconded the motion. The motion passed 4-0.

MISCELLANEOUS

Greg Caudill moved to approve travel for up to eight (8) staff and Board Members to attend the upcoming events in 2026 as presented. Matt Walters seconded the motion. The motion passed 4-0.

- A. Upcoming Travel Approval
- AARO Spring 2026 Conference
 - AARO Fall 2026 Conference
 - ARELLO Spring Conference
 - ARELLO Fall Conference
 - ARELLO Investigator Conference
 - CRN Quarterly Meeting
 - TAFAC Quarterly Meeting

APPROVAL OF PER DIEM AND TRAVEL

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

ADJOURNMENT

Greg Caudill moved to adjourn the meeting. Matt Walters seconded the motion. The motion passed 4-0 and the meeting was adjourned.

Minutes Approved:



1/23/2026

Chair

Date



1/23/2026

Administrative Coordinator

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 12/4/2025. 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

12/4/2025 meeting, at its meeting held on 1/23/2026.

Tracy Carroll

1/23/2026

Executive Director

Date

