



Andy Beshear  
Governor

Jacqueline Coleman  
Lieutenant Governor

Ray A. Perry  
Secretary

D.J. Wasson  
Deputy Secretary

PUBLIC PROTECTION CABINET  
Kentucky Division of Real Property Boards  
Kentucky Real Estate Appraisers Board  
500 Mero Street, 2NE09  
Frankfort, KY 40601  
Phone: (502) 564-4000

**KENTUCKY REAL ESTATE APPRAISERS BOARD**  
Meeting Minutes  
January 23, 2026

**TYPE OF MEETING**

Regular Meeting with Closed Session

**DATE AND LOCATION**

January 23, 2026  
500 Mero Street  
Frankfort, KY 40601  
Microsoft Teams Video Conference

**PRESIDING OFFICER**

John Dexter Outlaw, Chair

**ROLL CALL**

Present:

John Dexter Outlaw, Chair  
Greg Caudill, Board Member  
Mark Vaught, Board Member  
Matt Walters, Board Member

Present Also:

Tracy Carroll, Director  
Gerald Florence, Deputy Director  
Patrick Riley, General Counsel  
Danielle Haddad, Staff Attorney III  
Rachel Couch, Paralegal  
Seth Branson, Document Processing Specialist  
Brittany Creech, 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 9:08 a.m. ET.

### **MINUTES**

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

### **DIRECTOR COMMENTS**

Director Tracy Carroll wished the Board a Happy New Year and stated staff are continuing to prepare for the ASC Audit in April.

Deputy Director Gerald Florence informed the Board of staffing changes including the addition of a new paralegal and temporary board coordinator.

### **LEGAL UPDATE**

General Counsel Patrick Riley informed the Board of House Bill 355, gave a general overview, and asked that all questions be directed to him. He introduced new paralegal Rachel Couch and welcomed Brittany Creech in her new role as board coordinator.

### **EDUCATION**

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

#### **A. Appraisal Institute**

1. 2026 Annual Conference Day 1 AM, 3 hours, CE
2. 2026 Annual Conference Day 1 PM, 4 hours, CE
3. 2026 Annual Conference Day 2 AM, 4 hours, CE
4. 2026 Annual Conference Day 2 PM, 3 hours, CE
5. 15-Hour National USPAP Course, 14 hours CE & 15 hours QE

#### **B. Appraisal E Learning**

1. 2026-2027 7-Hour National USPAP Update Course, 7 hours, CE

#### **C. McKissock**

1. Introduction to Right of Way Appraisals, 7 hours, CE
2. Analyzing and Reporting the Income Approach in the New URAR, 4 hours, CE



## CERTIFICATION/LICENSURE

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

### A. Review of Applications

I.B.	304427	Certified General	Novi, MI	Reciprocal
A.D.	304824	Certified General	E Northport, NY	Reciprocal
R.S.	304674	Certified Residential	Cincinnati, OH	Reciprocal
L.C.	304826	Associate	Monticello, KY	Associate
L.J.	305152	Certified Residential	Williamstown, KY	Upgrade
R.S.	305146	Certified General	Hartland, WI	Reciprocal

### B. Review of Application for Temporary Permits

K.P.	305124
K.J.	305167
M.D.S.	305010
D.B.	305110
B.M.T.	304996
T.C.	305001
E.E.	304677
J.H.C.	304666
J.H.C.	304665
D.H.K.	304588
R.Z.	304580

### C. Licensure Report

- 1) Certified General – 722
- 2) Certified Residential – 620
- 3) Residential – 9
- 4) Associate – 171

**Total – 1,522 Appraisers**

Appraisal Management Company (AMC) – 98



## **CLOSED SESSION**

At 9:30 a.m. ET, Mark Vaught moved to enter closed session, pursuant to KRS 61.810(1)(c) and (j) and KRS 61.815, to discuss pending complaint cases (grievances) Nos. 23-30, 23-36, 23-38, 23-40, 23-41, 23-44, 24-12, 24-21, 24-22, 24-27, 24-120, 24-121, 24-122, 24-123, and In Re: Licensee Request of T.B. Matt Walters seconded the motion, having all in favor, 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 10:50 a.m. ET.

## **COMPLAINTS**

- A. Case No. 23-30 – Mark Vaught moved to amend terms of the existing Agreed Order. Matt Walters seconded the motion. The motion passed 4-0.
- B. Case No. 23-36 – Mark Vaught moved to approve the Agreed Order as amended and to have Board Chair execute. Greg Caudill seconded the motion. The motion passed 4-0.
- C. Case No. 23-38 – Mark Vaught moved to keep the Agreed Order as amended by Board Counsel. Matt Walters seconded the motion. The motion passed 4-0.
- D. Case No. 23-40 – Mark Vaught moved to keep the Agreed Order with the 4-hour Missing Explanation course. Greg Caudill seconded the motion. The motion passed 4-0.
- E. Case No. 23-41 – Mark Vaught moved for a conditional dismissal with the 4-hour Appraiser Self Protection Documentation and Record Keeping course. Matt Walters seconded the motion. The motion passed 4-0.
- F. Case No. 23-44 – Mark Vaught moved to approve the 15-hour Advanced Residential Application and Case Studies course. Greg Caudill seconded the motion. The motion passed 4-0.
- G. Case No. 24-12 – Mark Vaught moved to no action. Matt Walters seconded the motion. The motion passed 4-0.
- H. Case No. 24-21 – Mark Vaught moved for dismissal of the complaint. Greg Caudill seconded the motion. The motion passed 4-0.
- I. Case No. 24-22 – Mark Vaught moved for conditional dismissal with the 4-hour Residential Report Writing vs Form Filing course. Matt Walters seconded the motion. The motion passed 4-0.
- J. Case No. 24-27 – Mark moved for dismissal of the complaint. Greg Caudill seconded the motion. The motion passed 4-0.



- K. Case No. 24-120 – Mark Vaught moved for dismissal of the complaint. Matt Walters seconded the motion. The motion passed 4-0.
- L. Case No. 24-121 – Mark Vaught moved for dismissal of the complaint. Matt Walters seconded the motion. The motion passed 4-0.
- M. Case No. 24-122 – Mark Vaught moved for dismissal of the complaint. Greg Caudill seconded the motion. The motion passed 4-0.
- N. Case No. 24-123 – Mark Vaught moved for dismissal of the complaint. Matt Walters seconded the motion. The motion passed 4-0.
- O. In Re: Licensee Request of T.B. – Mark Vaught moved to deny request. Greg Caudill seconded the motion. The motion passed 4-0.

**NEW BUSINESS**

Tom Veit reviewed a letter from Housing and Urban Development regarding TAF and the AQB first exposure draft experience.

**APPROVAL OF PER DIEM AND TRAVEL**

Greg Caudill moved to approve Per Diem and Travel Expenditures for the January 23, 2026, Monthly Board Meeting. Matt Walters seconded the motion. The motion passed 4-0.

**ADJOURNMENT**

Mark Vaught moved to adjourn the meeting. Matt Walters seconded the motion. The motion passed 4-0 and the meeting was adjourned at approximately 11:15 a.m. ET.

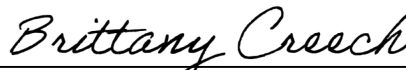
Minutes Approved:



2/26/26

Chair

Date



2/26/26

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 1/23/26. 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

1/23/26 meeting, at its meeting held on 2/26/26.

*Tracy Carroll*  
Director

2/26/2026  
Date

