

Andy Beshear  
Governor

Jacqueline Coleman  
Lieutenant Governor



D.J. Wasson  
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, April 24, 2026

**TYPE OF MEETING**

Regular Meeting with Closed Session

**DATE AND LOCATION**

DATE – 500 Mero Street, Frankfort, KY 40601 and via Microsoft 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, Deputy General Counsel  
Danielle Haddad, Staff Attorney III  
Rachel Couch, Paralegal  
Seth Branson, KREA Education Program Manager  
Brittany Creech, Administrative Coordinator  
Tom Veit, Executive Assistant  
Melissa Pittman, KREA Fiscal Manager  
Jason Feddersen, Budget Manager, Office of Administrative Services  
Beverly Dearborn, Deputy Executive Director, Office of Administrative Services  
Kristen Lawson, Commissioner, DPL



Absent:

Justin Noble, Board Member

The Kentucky Real Estate Appraisers Board meeting was called to order by Chairman Dexter Outlaw at 9:01 a.m. Eastern/8:01 a.m. Central.

## **MINUTES**

Mark Vaught moved to approve the April 24, 2026 minutes as presented. The motion was seconded by Greg Caudill. The motion passed 4-0.

## **KENTUCKY DIVISION OF REAL PROPERTY BOARDS UPDATE**

Director Tracy Carroll informed the Board that the ASC review was complete and complimented all staff on their hard work in preparation of the review. She announced that former General Counsel Patrick Riley has been promoted to the Deputy General Counsel for the Public Protection Cabinet and stated Staff Attorney III Danielle Haddad has been named Interim General Counsel for Authority.

Deputy Director Florence presented the budget to the board and expanded on the ASC review process.

## **LEGAL UPDATE**

Deputy General Counsel Patrick Riley reflected on his years of service to the Board and thanked staff for all the hard work through the ASC review. He introduced Commissioner Kristen Lawson and Beverly Dearborn and presented PowerPoint about the steps moving forward with HB 355. Mr. Riley instructed the Board that they have a timeframe between May and June to make implementation decisions and before the bill's effective date. Ms. Dearborn provided information on Board finances.

## **EDUCATION**

Greg Caudill moved to approve the following education courses for Fiscal Year 2025-2026, with the administrative agenda amendment of 8 hours of qualifying education for the Valuation Bias and Fair Housing Laws and Regulations course. The motion was seconded by Mark Vaught. The motion passed 4-0.

- A. TN Chapter of the Appraisal Institute
  - 1. Make it Make Sense: A Reviewer's Perspective on Reconciliation, 7 hours, CE, Classroom/Virtual
  
- B. ASFMRA
  - 1. 15 Hour National USPAP Course (A113), 14 hours, CE, 15 hours, QE, Classroom
  - 2. Appraisal Through the Eyes of the Reviewer, 7 hours, CE, Classroom
  
- C. The CE Shop LLC
  - 1. Appraising ADU's and Modern Homes. 4 hours, CE, Online



D. Appraiser eLearning LLC

1. Grey Matters: Judgement in Residential Appraising, 4 hours, CE, Classroom

E. Appraisal Institute

1. 15-Hour Equivalent USPAP Course, 14 hours CE, 15 hours QE
2. ***Please see attachment***

**CERTIFICATION/LICENSURE**

Matt Walters moved to approve the following appraiser applications. The motion was seconded by Mark Vaught. The motion passed 4-0.

A. Appraiser Applications

J.M.F.	307100	Certified Residential	Knoxville, TN	Reciprocal
J.R.W.	307176	Certified General	Walnut Creek, CA	Reciprocal
J.C.H.	307605	Certified General	Jeffersonville, IN	Upgrade
K.J.W.	307041	Associate	Vanceburg, KY	Associate
S.T.S.	307278	Associate	Louisville, KY	Associate
H.M.E.	307175	Associate	Sebree, KY	Associate
W.S.B.	307551	Associate	Louisville, KY	Associate
J.H.	308007	AMC Application	Hudson, OH	

Matt Walters moved to approve the following applications for temporary permits. The motion was seconded by Greg Caudill. The motion passed 4-0.

B. Application for Temporary Permits

D.J.A.	306930		R.M.E.	307208
C.M.B.	306962		C.C.	307270
J.J.C.	307049		C.C.	307344
P.J.M.	307092		J.H.A.	307403
P.A.L.	307094		C.R.B.	307499
C.E.R.	307121		T.M.J.	307565
R.H.	307055		C.R.B.	307588
A.C.M	307155		J.R.D.	307627



- C. Licensure Status Report
  - 1. Certified General –730
  - 2. Certified Residential – 622
  - 3. Licensed Residential – 10
  - 4. Associate – 175

**Total – 1,537 Appraisers**

- D. Appraisal Management Company (AMC) – 97

Greg Caudill moved to approve the following Experience Reviews. The motion was seconded by Mark Vaught. The motion passed 4-0.

- E. Experience Reviews
  - A. P.M. – must pass CG Exam
  - B. T.R.E. – must pass CG Exam

### **CLOSED SESSION**

At 9:56 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, 24-24, 25-04, 25-06, and 25-09**. 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 10:20 a.m.

### **COMPLAINTS**

1. Case No. 24-12 and 24-24 – Mark Vaught moved to deny Licensee’s request, separate the consolidated cases, and move to administrative hearings. Matt Walters seconded the motion. The motion passed 4-0.
2. Case No. 25-04 – Mark Vaught motioned to enter into a Conditional Dismissal based on the terms of the previously approved Agreed Order. Matt Walters seconded the motion. The motion passed 4-0.
3. Case No. 25-06 – Mark Vaught moved to dismiss. Matt Walters seconded the motion. The motion passed 4-0.
4. Case No. 25-09 – Mark Vaught moved to dismiss. Matt Walters seconded the motion. The motion passed 4-0.



**NEW BUSINESS**

**Contract Renewal** – Director Tracy Carroll informed the Board that the Dennis Badger and Associates contract and the PSI testing contract were both up for renewal.

Mark Vaught moved to approve both Contract Renewals and Extensions. Matt Walters seconded the motion. The motion passed 4-0.

**AMC Application** – Mr. Riley discussed the AMC Application revision recommendations and presented the proposed revised AMC Application to the Board. Greg Caudill moved to approve the AMC Application as presented. Mark Vaught seconded the motion. The motion passed 4-0.



**APPROVAL OF PER DIEM AND TRAVEL**

Greg Caudill moved to approve Per Diem and Travel Expenditures for the April 24, 2026 Monthly Board Meeting. Matt Walters 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 at approximately 10:32 a.m. ET/9:32 a.m. CT.

Minutes Approved:

	5/22/26
Chair	Date
	5/22/26
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 4/24/26. 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

4/24/26 meeting, at its meeting held on 5/22/26.

*Tracy Carroll*

Executive Director

5/22/26

Date

