

# KENTUCKY REAL ESTATE APPRAISERS BOARD

## TYPE OF MEETING

Regular Meeting

## DATE AND LOCATION

May 28, 2021 – Via Zoom Conference

## PRESIDING OFFICER

John Kenkel, Chair

## ROLL CALL

Present:

John G. Kenkel, Jr. Chair  
Russ Lohan, Vice Chair  
Justin W. Noble, Board Member  
William Jeffrey Fultz, Board Member  
John Brewer, Board Member

Present Also:

Tom Veit, Executive Assistant  
Angie Thomas, Staff Assistant  
Robert Astorino, Executive Director  
John Hardesty, Counsel

Guest:

Doug Grant

The Kentucky Real Estate Appraisers Board meeting was called to order by Chair Jack Kenkel.

## MINUTES

Motion by Russ Lohan, second by Jeff Fultz and the Board unanimously approved the April 23, 2021 minutes. All in favor, motion passed 5-0.

## EXECUTIVE DIRECTOR COMMENTS

Director commented on return to work. He advised the Board there was not a definite date, but he felt it would be very close. Director commented on the guidance distributed on the in-person Board meetings would be limited but more guidance will be given at a future meeting. Director commented the complaints are being addressed in a timely manner and commended Tom Veit on a job well done. Director also made comment on the PAREA and felt this will be a good discussion and had very interesting concept.

## EDUCATION

Motion by John Brewer, second by Russ Lohan and the Board unanimously approved the following education course for Fiscal Year 2020-21. All in favor, motion passed 5-0.

### A. McKissock

1. Residential Appraiser Site Valuation and Cost Approach – 15 hours QE Classroom
2. Residential Market Analysis and Highest and Best Use – 15 hours QE Classroom
3. Residential Report Writing and Case Studies – 15 hours QE Classroom
4. Residential Sales Comparison and Income Approaches – 30 hours QE Classroom

### B. Renewal Courses – See Attached

1. American Society of Farm Managers & Rural Appraisers
2. Calypso Continuing Education
3. Appraiser eLearning LLC
4. Kentucky Realtor Institute
5. American Society of Appraisers

## CERTIFICATION/LICENSURE

Motion by Jeff Fultz, second by John Brewer and the Board unanimously approved the following list of Appraisers, Appraisal Management Companies and Temporary Permits. All in favor, motion passed 5-0.

### A. Approvals

1) Appraisers

1. 5714 – Jason Brad Thorpe – Bowling Green, KY - Certified Residential
2. 5715 – Cameron Brandon – Louisville, KY – Certified Residential
3. 5716 – Bradley M. Smith – Atlanta, GA – Certified General
4. 5717 – Kaley Michelle Stone – Bowling Green, KY - Associate

Total Appraisers – *Update 5/21/21*

Certified General – 680

Certified Residential – 711

Licensed Residential – 12

Associate – 219

**Total – 1,620 Appraisers**

2) Appraisal Management Company (AMC) – Total – **124 AMC's**

1. #210 - Suntender Valuations, Inc. – Pleasanton, CA
2. #211 – Accelerated AMC – Scottsdale, AZ

3) Temporary Permits – 24 Issued from 4/23/21 – 5/27/21

21-65	Gisclair	Jerry P
21-66	Jackson	Jared G.
21-67	Jenkins	Tony
21-68	LeZotte	Norman W.
21-69	Talbott	James C
21-70	Kancel	Randall P.
21-71	Chambers	John S
21-72	Morgan	Aimee
21-73	Merrill	Richard Casey
21-74	Fabian	John R.
21-75	Roos	Jason
21-76	Lassiter	Christopher S.
21-77	Duke	David W.
21-78	Cavendish	Jonathan
21-79	Nolen	Charles B.
21-80	Murphy	Brian D.
21-81	Kendall	Delbert H.
21-82	Burke	Tracey Ann
21-83	Hathaway	Peter Paul
21-84	Conner	Mark A.
21-85	Wahl	Michael
21-86	Hale	Gary Dwight
21-87	Davis	James
21-88	Randol	Dana K.

## EXPERIENCE REVIEW

Motion by Russ Lohan, second by Jeff Fultz and the Board voted to accept the experience for the following applicants. All in favor, motion passed 5-0.

1. Krista M. Hawkins – Approve experience for Certified Residential. She will need to pass the CR exam.
2. Tamara Dickerson - Approve experience for Certified Residential. She will need to pass the CR exam.
3. Mackenzie Leathers - Approve experience for Certified Residential. She will need to pass the CR exam.
4. Scott Shipp - Approve experience for Certified Residential. He will need to pass the CR exam.
5. Wade H. Carter - Approve experience for Certified Residential. He will need to pass the CR exam.
6. Tyler Patton - Approve experience for Certified Residential. He will need to pass the CR exam.

## COMPLAINT

1. Investigator Report – Tom Veit reported sixteen (16) open appraiser cases with a seven (7) month turn time.
2. Case No. 20-14 – Motion by John Brewer, second by Russ Lohan and the Board agreed to set case for an informal mediation and if not successful to set for a hearing. All in favor, motion passed 5-0.
3. Case No. 20-13 - Motion by Russ Lohan, second by Jeff Fultz and the Board agreed to set case for an informal mediation and if not successful to set for a hearing. All in favor, motion passed 5-0.
4. Case No. 20-10 – Motion by Russ Lohan, second by John Brewer and the Board accepted the agreed order. All in favor, motion passed 5-0.
5. Case No. 21-2AMC – Motion by Russ Lohan, second by Jeff Fultz and the Board agreed to dismiss the case with caution. All in favor, motion passed 5-0.
6. Case No. 20-12 – Motion by Jeff Fultz, second by Justin Noble and the Board agreed to dismiss the case with caution. John Brewer recused himself from voting. All in favor, motion passed 4-0.

MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. Regulation Changes – John Hardesty advised the Board the staff were working on changes and the Cabinet was completing a cabinet wide review of all regulations.
- B. PAREA – Motion by John Brewer, second by Russ Lohan and the Board authorized the staff to begin drafting/amending the regulation to review for PAREA. All in favor, motion passed 5-0.
- C. Appraisal Renewal Update – Angie Thomas advised the Board over half of the appraisers have renewed but there was approximately 500+ appraisers that still need to complete continuing education by May 31, 2021.
- D. June Board Meeting – Friday, June 25, 2021 - Zoom

Motion by Russ Lohan, second by Jeff Fultz and the Board voted to adjourn the meeting. All in favor, motion passed 5-0.



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Chair



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Staff Assistant

I, Robert Astorino, Executive Director of the Kentucky Real Estate Authority, have reviewed and pursuant to KRS 324B.060, have (Approved or Disapproved) the expenditures of the KREAB (Insert name of Board) as described in these attached minutes.

Meeting Date 6/25/21.

I have not reviewed, nor did I participate in discussions, deliberations, or decisions regarding, the actions of the Board as it relates to individual disciplinary matters, investigations, or applicant reviews.



Robert Astorino, KREA Executive Director

Date 6/25/21

## AMERICAN SOCIETY OF FARM MANAGERS & RURAL APPRAISERS

720 S. Colorado Blvd., Suite 360-S, Glendale, CO 80246  
Contact Person: Deanna Ilk (303) 692-1222

Web Site: [www.asfmra.org](http://www.asfmra.org)

### COURSES APPROVED **CLASSROOM** FOR BOTH QUALIFYING & CONTINUING EDUCATION CREDIT

*\*All approved qualifying education courses will be accepted for continuing education credit.*

Basic Appraisal Principles - A-101	30 hours
Basic Appraisal Procedures	30 hours
Cost Approach for General Appraisers	30 hours
Foundations of Appraisal Review	40 hours
General Market Analysis and Highest & Best Use	30 hours
Income Approach for General Appraisers, Part 1	30 hours
Integrated Approaches to Value	30 hours
National USPAP Course 2020-21	15 hours
Sales Comparison Approach for General Appraisers	30 hours

### COURSES APPROVED **CLASSROOM** CONTINUING EDUCATION CREDIT

2020-21 National USPAP Update Course	7 hours
Advanced Appraisal Exam Preparation Course	20 hours
Appraising Ag Facilities: Swine Confinement Seminar	8 hours
Advanced Rural Case Studies	36 hours
Appraisal of Water Rights Seminar	8 hours
Eminent Domain	14 hours
Valuation of Conservation Easements and Other Partial Interests Valuation	22 hours

## CALYPSO CONTINUING EDUCATION

P.O. Box 176, Randolph, VT 05060

Contact Person: Connie Covey (802) 565-8238

Website: [www.calypsoedu.com](http://www.calypsoedu.com)

### COURSES APPROVED ~~ON-LINE~~ CONTINUING EDUCATION CREDIT

2020-21 National USPAP Update Course Equivalent	7 hours
A Brief Stroll Through America's Architecture for Appraisers	7 hours
Appraising Energy Efficient Residential Properties	8 hours
Construction Details: From Concept to Completion	7 hours
Cost Approach and Land Valuation	7 hours
Environmental Hazards Impact on Value	7 hours
FHA Site Inspection for Appraisers	7 hours
Mold, A Growing Concern	3.5 hours
Victorian Era Architecture for Real Estate Professionals	3.5 hours



## APPRAISER ELEARNING, LLC

3314 West End Avenue, Suite 102, Nashville, TN 37203  
Contact Person: Ben Maxwell (615) 988-6830

Website: [www.appraiserelearning.com](http://www.appraiserelearning.com)

### COURSES APPROVED **CLASSROOM** CONTINUING EDUCATION CREDIT

2020-21 National USPAP Update	7 hours
Critique - Anatomy of a Review	7 hours

### COURSES APPROVED **ONLINE** CONTINUING EDUCATION CREDIT

ANSI, Home Measurement and the Power of Price-Per-Square-Foot	7 hours
Appraising 2-4 Unit MF Properties	7 hours
Appraising Complex Properties with Unique Characteristics	3.5 hours
Appraiser Liability 101: Essential Concepts	4 hours
Appraiser's Guide to Covering Your Appraisal	4 hours
Commercial Property Valuation	7 hours
Depreciated Replacement Cost	7 hours
Learning Home Measurement - Video Series	5 hours
Public Records, Square Footage & the Real Estate Information Crisis	7 hours
Sales Comparison Approach: A Course on Analysis and Reporting	7 hours
Selecting and Supporting Market Adjustments	3 hours

**KENTUCKY REALTOR INSTITUTE**

2708 Old Rosebrd Road, #200, Lexington, KY 40509  
Contact Person: Nicole Knudston (859) 263-7377

**COURSES APPROVED CLASSROOM CONTINUING EDUCATION CREDIT**

GRI course 300 Competitive Market Analysis

7 hours

## AMERICAN SOCIETY OF APPRAISERS

11107 Sunset Hills Road #310, Reston, VA 20190

Contact Person: Meredith McCann (703) 733-2127

Web Site: [www.appraisers.org](http://www.appraisers.org)

### COURSES APPROVED **CLASSROOM** CONTINUING EDUCATION CREDIT

Allocating Components in Going Concern Appraisals

24/27 Hours

### COURSES APPROVED **ON-LINE** CONTINUING EDUCATION CREDIT

Appraisal of Flex Industrial Facilities

7 hours

Appraisal of Full Service Restaurants

7 hours

Appraisal of Mobile Home Parks

7 hours

Basic Warehouse Appraising

6 hours