

KENTUCKY REAL ESTATE APPRAISERS BOARD

Meeting Minutes, December 16, 2022

TYPE OF MEETING

Regular Meeting with Closed Session

DATE AND LOCATION

500 Mero Street, Room 270SE, Frankfort, KY 40601– and via Zoom video teleconference

PRESIDING OFFICER

John Brewer, Vice Chair

ROLL CALL

Present:

John Brewer, Vice Chair
William Jeffrey Fultz, Board Member
Justin Noble, Board Member

Not Present:

John Dexter Outlaw, Board Member

Present Also:

Natalie Brawner, Executive Director, KREA
Hannah Carlin, Deputy Director, KREA
August Pozgay, General Counsel, KREA
Megan LaShelle, Administrative Coordinator, KREAB
Tom Veit, Executive Assistant, KREAB

The Kentucky Real Estate Appraisers Board (the “Board”) meeting was called to order by Vice Chair John Brewer at 9:02 a.m. Eastern.

MINUTES

William Jeffrey Fultz moved to amend the minutes of the August 26, 2022; September 22, 2022 Board meetings to reflect correct dates; and to approve the October 28, 2022 minutes as presented; the motion was seconded by Justin Noble; and the motion passed 3-0

ELECTION OF OFFICERS

John Brewer nominated Jeffrey Fultz to serve as Board Chair in 2023. Justin Noble seconded the motion and the motion carried.

William Jeffrey Fultz nominated John Brewer as Vice Chair in 2023. Justin Noble seconded the motion, and the motion carried.

EXECUTIVE DIRECTOR COMMENTS

Kentucky Real Estate Authority (“KREA”) Deputy Executive Director Hannah Carlin introduced KREA Director Natalie Brawner

LEGAL REPORT

KREA General Counsel August Pozgay updated the Board regarding regulation review.

EDUCATION

Justin Noble moved to approve the following education courses for Fiscal Year 2021-22 and 2022-2023:

A. Appraisal Institute

- Community Land Trusts (CLT), 4 hours CE, Classroom
- Inconsistency It’s Hiding in Plain Sight in Your Residential Appraisal, 7 hours CE, Classroom
- Appraising in Floodplains, 3 hours CE, Classroom
- Valuing Resilience: Identifying Climate Resilience Upgrades in Appraising, 2 hours CE, Online

B. ASFMRA

- ASFMRA Annual Meeting 2022, 7 hours CE, Classroom
- Rapid Fire Case Studies, 6 hours CE, Classroom

C. McKissock, LP

- Basic Appraisal Principles, 30 hours QE & 28 hours CE, Online
- Basic Appraisal Procedures, 30 hours QE & 28 hours CE, Online
- 2020 – 2021 15-hour National USPAP Course, 15 hours QE & 14 hours CE, Online

Mr. Noble’s motion was seconded by William Jeffrey Fultz, and the motion passed 3-0.

CERTIFICATION/LICENSURE

William Jeffrey Fultz moved to approve the following applications for Appraisers, Appraisal Management Companies, and Temporary Permits:

A. Applications

281843	T.L.	Associate	New Albany, IN	
281840	M.J.	Associate	Cincinnati, OH	
281836	S.C.	Associate	Cincinnati, OH	
281987	R.B.	Associate	Grayson, KY	
282322	H.P.	Associate	Louisa, KY	
282409	J.R.H.	Associate	Flemingsburg, KY	
281835	E.H.	Associate	Bowling Green, KY	
281834	R.B.	Associate	Harrods Creek, KY	
281949	J.C.H.	Associate	Morgantown, KY	
282409	J.M.H.	Associate	Flemingsburg, KY	
282594	A.R.	Associate	Harrodsburg, KY	
281914	D.S.	Certified General	Dallas, TX	Reciprocal

281952	S.W.	Certified General	Nashville, TN	Reciprocal
281838	B.B.	Certified General	Lebanon, TN	Reciprocal
282277	C.S.	Certified General	Adams, TN	Reciprocal
282275	L.S.	Certified General	Baltimore, OH	Reciprocal
282460	J.R.	Certified General	Franklin, OH	Reciprocal
282285	B.H.	Certified Residential	Baltimore, MD	Reciprocal
282350	S.S.	Certified Residential	Nolensville, TN	Reciprocal
282302	M.S.	Certified Residential	Frankfort, KY	Upgrade
282579	K.R.C.	Certified General	Ashland, KY	Upgrade
282459	E.E.	Certified General	Dixon, KY	Upgrade

B. Temporary Permits

281888	C.M.
281918	R.K.
281943	S.R.
281960	D.L.
281962	K.K.
281959	M.M.
281983	J.B.
281990	C.B.
282204	J.U.
282253	J.W.
282252	J.I.W.
282284	T.F.
282373	J.C.
282493	M.E.
282600	J.B.

Mr. Fultz's motion was seconded by Justin Noble; and the motion passed 3-0.

Licensure Report

Board staff provided the following licensure report:

Certified General – 679
 Certified Residential – 692
 Licensed Residential – 13
 Associate – 219
Total – 1,603 Appraisers

Appraisal Management Company (AMC) – Total – 112 AMCs

EXPERIENCE REVIEW

Justin Noble moved to accept the experience for the following applicants as follows:

A. A.J.S. – approve experience for Certified Residential, must pass the CR exam.

- B. R.C. – approve experience for Certified Residential, must pass the CR exam.
- C. M.H. – approve experience for Certified Residential, must pass the CR exam.
- D. T.V. – approve experience for Certified Residential, must pass the CR exam.
- E. T.G. – approve experience for Certified General, must pass the CG exam.
- F. A.G. – approve experience for Certified General, must pass the CG exam.

William Jeffrey Fultz seconded the motion and the motion passed 3-0.

CLOSED SESSION

At 9:18 a.m., William Jeffrey Fultz moved to enter closed session, pursuant to KRS 61.810(1)(c) and (j), and KRS 61.815 to discuss pending cases (grievances) nos. 21-30; 22-01; 22-01 AMC; 22-02; 22-03; and 22-14. Justin Noble seconded the motion and the Board entered closed session.

Reconvene Open Session and Committee Recommendations

William Jeffrey Fultz moved for the Board to come out of closed session. Justin Noble seconded the motion. All being in favor, the Board resumed the open meeting at 10:10 a.m..

COMPLAINTS

- A. Case No. 21-30– William Jeffrey Fultz moved to accept the agreed order as presented. Justin Noble seconded the motion. The motion passed 3-0.
- B. Case No. 22-01– John Brewer moved to dismiss the case with caution. William Jeffrey Fultz seconded the motion. The motion passed 3-0.
- C. Case No. 22-01 AMC– John Brewer moved to dismiss the case. Justin Noble seconded the motion. The motion passed 3-0.
- D. Case No. 22-02– Justin Noble moved to approve the agreed order as presented. William Jeffrey Fultz seconded the motion. The motion passed 3-0.
- E. Case No. 22-03– John Brewer moved to refer the case to mediation. William Jeffrey Fultz seconded the motion. The motion passed 3-0.
- F. Case No. 22-14– John Brewer moved to dismiss the case with caution. Justin Noble seconded the motion. The motion passed 3-0.

OTHER BUSINESS

William Jeffrey Fultz moved to go into closed session, pursuant to KRS 61.810(j), to deliberate in the matters of D.S. and P.D. temporary permit requests. John Brewer became disconnected from the virtual meeting. Justin Noble moved to adjourn for lack of quorum, but rescinded his motion when John Brewer reconnected with audio and visual.

William Jeffrey Fultz moved to go into closed session, pursuant to KRS 61.810(j), to deliberate in the matters of D.S. and P.D. permit requests. Justin Noble seconded the motion. The Board entered closed session.

Justin Noble moved to return to open session. William Jeffrey Fultz seconded the motion. The motion passed and the Board returned to Open Session.

Justin Noble moved to approve the temporary permit request of D.S. and the temporary permit request of P.D. William Jeffrey Fultz seconded the motion. The motion passed 3-0.


Justin Noble moved to return to open session. William Jeffrey Fultz seconded the motion. The motion passed and the Board returned to Open Session.


Justin Noble moved to approve the temporary permit request of D.S. and the temporary permit request of P.D. William Jeffrey Fultz seconded the motion. The motion passed 3-0.

ADJOURNMENT

Justin Noble moved to adjourn the meeting. William Jeffrey Fultz seconded the motion. The motion passed 3-0 and the meeting was adjourned.

Minutes Approved by vote of the Board, January 27, 2023:

 1-27-2023
Chair Date

 1/27/23
Administrative Coordinator Date

The seal of the Commonwealth of Kentucky is a large, faint watermark in the background. It features a circular design with the words "COMMONWEALTH OF KENTUCKY" around the top and "UNITED WE STAND" around the bottom. In the center is a figure of a man in a top hat and a woman in a bonnet, standing together. Below them is the phrase "DIVIDED WE FALL".

Pursuant to KRS 324B.060, I, Natalie W. Brawner,
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
December 16, 2023. 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.

Natalie W. Brawner
KREA Executive Director

Date: 1/27/2023