

KENTUCKY REAL ESTATE APPRAISERS BOARD

Meeting Minutes, October 28, 2022

TYPE OF MEETING

Regular Meeting with Executive (Closed) Session

DATE AND LOCATION

October 28, 2022 – 500 Mero Street, Frankfort KY and via Zoom video teleconference

PRESIDING OFFICER

John Kenkel, Chair

ROLL CALL

Present:

John G. Kenkel Jr., Chair
John Brewer, Vice Chair
William Jeffrey Fultz, Board Member
John Dexter Outlaw, Board Member

Present Also:

Megan LaShelle, Administrative Coordinator, KREAB
Tom Veit, Executive Assistant, KREAB

Absent:

Justin Noble, Board Member

The Kentucky Real Estate Appraisers Board meeting was called to order by Chair Jack Kenkel at 9:08 a.m. Eastern.

MINUTES

Jeff Fultz moved to approve the September 22, 2022, minutes as presented; the motion was seconded by John Dexter Outlaw; and the motion passed 4-0.

GENERAL COUNSEL REPORT

Kentucky Real Estate General Counsel August Pozgay provided an update to the Board regarding the Open Meetings Act.

EDUCATION

John Brewer moved to approve the following education courses for Fiscal Year 2021-22 and 2022-2023, with a second by Jeffery Fultz, and the motion passed 4-0.

A. Appraisal Institute- Bluegrass Chapter

- Impact of Short-Term Rentals on Real Estate Valuations, 7 hours CE, Classroom

B. Appraiser eLearning LLC

- 6 Recent Appraiser Lawsuits & the Lessons from Each, 7 hours CE, Classroom & Online
- Appraiser's Guide to Appraisal Inspection (Online), 7 hours CE, Online

CERTIFICATION/LICENSURE

Dexter Outlaw moved to approve the following applications for Appraisers, Appraisal Management Companies, and Temporary Permits; the motion was seconded by Jeff Fultz; and the motion passed 4-0.

A. Review of Applications

281019	N.B.	Certified General	Lakewood Ranch, FL	Reciprocal
280957	R.H.	Certified General	Tampa, FL	Reciprocal
281152	J.B.	Associate	Dixon, FL	
281205	D.S.	Certified General	Orlando, FL	Reciprocal
281236	J.H.	Certified Residential	Murray, KY	Upgrade
281254	T.J.	Licensed Residential	St. George, UT	Reciprocal
281233	A.C.	Associate	Ft. Thomas, KY	
281256	L.Y.	Associate	London, KY	
281272	S.T.	Associate	Mayfield, KY	
281301	B.B.	Certified General	Gulf Breeze, FL	Reciprocal
281306	A.V.	Certified General	Columbus, OH	Reciprocal
281322	J.R.	Associate	Lexington, KY	
281416	K.S.	Certified General	Dublin, OH	Reciprocal
281459	C.P.	Certified Residential	Lexington, KY	Upgrade

B. Review of Application for Temporary Permits

281020	M.D.
281021	A.K.
281190	M.M.
281180	A.L.
281192	J.K.
281191	S.B.
281303	T.G.
281304	S.T.

281309	D.S.
281305	E.B.
281308	D.S.
281413	S.S.
281405	E.E.
281408	C.B.
281404	E.E.

C. Licensure Report

Certified General – 671
 Certified Residential – 688
 Licensed Residential – 13
 Associate – 212
Total – 1,581 Appraisers

Appraisal Management Company (AMC) – Total – 120 AMC's

EXECUTIVE SESSION

At 10:00 a.m., John Brewer moved to enter executive (closed) session, with board staff and counsel, pursuant to KRS 61.810(1)(c) and (j), and KRS 61.815 to discuss pending cases (grievances) nos. 21-30, 22-01, 22-02, 22-12, and 22-22. Jeff Fultz seconded the motion and the Board entered into executive session.

Reconvene Open Session and Committee Recommendations

Dexter Outlaw moved for the Commission to come out of executive (closed) session. Justin Noble seconded the motion. All being in favor, the Board resumed the open meeting at 11:10 a.m.

EXPERIENCE REVIEW

Jeff Fultz moved to accept the experience for the following applicants as listed below. Dexter Outlaw abstained from voting. John Brewer seconded the motion and the motion passed 3-0.

- A. N.W. – approve experience for Certified Residential, must pass the CR exam.
- B. C.S. – approve experience for Certified Residential, must pass the CR exam.
- C. M.S. – approve experience for Certified Residential, must pass the CR exam.
- D. S.O. – approve experience for Certified Residential, must pass the CR exam.
- E. S.C. – approve experience for Certified General, must pass the CG exam.
- F. Z.C. – approve experience for Certified General, must pass the CG exam.
- G. M.N. – approve experience for Certified General, must pass the CG exam.

COMPLAINTS

Investigator Report – Tom Veit reported seventeen (17) open appraiser cases with seven (7) months turn time.

- A. Case No. 21-30 – Jeff Fultz moved to approve the Agreed Order. John Brewer seconded the motion. The motion passed 4-0.

- B. Case No. 22-01 – John Brewer moved defer consideration until the next meeting. Dexter Outlaw seconded the motion. The motion passed 4-0.
- C. Case No. 22-02 – John Brewer moved to recommend mediation, impose additional Continuing Education, a \$1,000 fine, and a 30-day suspension. Dexter Outlaw seconded the motion. The motion passed 4-0.
- D. Case No. 21-30 Jeff Fultz moved to approve agreed order. John Brewer seconded the motion. The motion passed 4-0.
- E. Case No. 22-12 – John Brewer moved to dismiss the case without caution. The motion passed 4-0.
- F. Case No. 22-22 – Dexter Outlaw moved to recommend closing the case. Jeff Fultz seconded the motion. The motion passed 4-0.

MISCELLANEOUS


The Board reviewed and discussed the following:

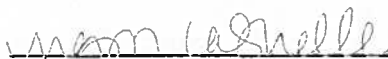
- A. Appraiser request to add a 4th Associate – Motion by John Brewer to deny the request. Second by Jeff Fultz, motion carried.
- B. Supervisor ASC Review in Re: disciplinary action of D.S. – Motion by John Brewer to approve the application, second by Jeff Fultz, motion carried.
- C. Controlling Person in Re: Application of AMC (G.P.): Dexter Outlaw moved to conditionally approve the application, second by Jeff Fultz, motion carried.
- D. KREAB Application Fees – John Brewer moved to authorize counsel to draft regulation amendments regarding Appraiser application fees, reducing the amount from \$212 to \$200 and refund the \$12 overpayments, and for board staff to refund \$12 overpayments made, second by Jeff Fultz, motion carried. Additionally, Jeff Fultz moved to authorize counsel to update the address on KREAB applications via Technical Amendment, second by Dexter Outlaw, motion carried.
- E. AARO Fall Conference Update – overview.

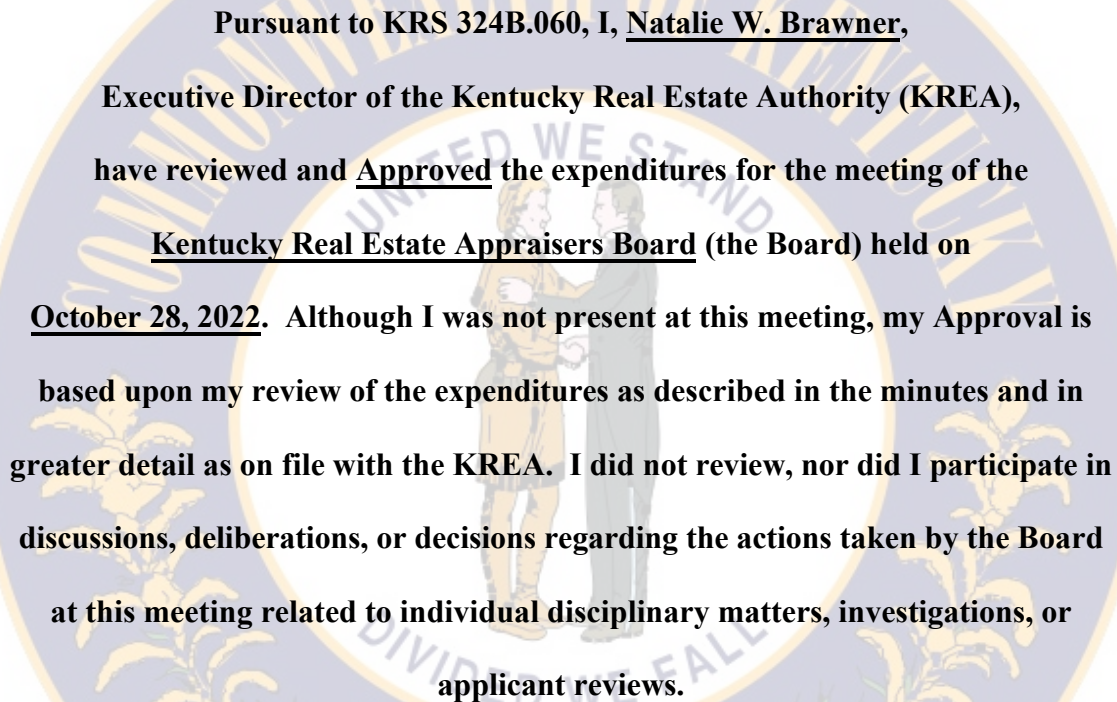
ADJOURNMENT

Jeff Fultz moved to adjourn the meeting. John Brewer seconded the motion. The motion passed 3-0 and the meeting was adjourned.

Minutes Approved:


1-27-2023
 Chair Date


 Administrative Coordinator 01/27/23
Date



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 October 28, 2022. Although I was not present at this meeting, my 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