

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

July 27, 2007

PRESIDING OFFICER

Russell Sloan, Chair

ROLL CALL

Present:

Russell Sloan, Chair  
Dorsey Hall, Vice Chair  
Theresa Marshall, Board Member  
Loren C. Huff, Board Member  
J.W. Grabeel, Board Member

Present Also:

Larry Disney, Executive Director  
Angie Thomas, Staff Assistant  
James Grawe, Board Counsel  
Dennis Badger, Investigator

Chair Russell Sloan opened the meeting by welcoming all the guest.

Motion by Theresa Marshall, second by Loren Huff and the Board unanimously approved the June 15, 2007 minutes.

EDUCATION

Motion by J.W. Grabeel, second by Theresa Marshall and the Board unanimously agreed to approve the following education course for fiscal year 2007-08.

- (1) Northern Kentucky Association of Realtors – Three (3) continuing education courses:
  - (a) Residential Environmental Issues – 3 hours
  - (b) ANSI Residential Measuring Standards – 3 hours
  - (c) Structural Training for the Real Estate Professional – 3 hours
- (2) The Columbia Institute – Four (4) continuing education courses:
  - (a) Scope of Work and Appraiser Due Diligence – 4 hours
  - (b) National USPAP Update – 7 hours
  - (c) FHA, the URAR and the 1025 – 7 hours
  - (d) Fundamentals of Appraisal Review – 8 hours
- (3) Wilson Education Group – Nine (9) pre-licensing and two (2) continuing education courses:
  - (a) WEG 370 – National USPAP – 15 hours – PL
  - (b) WEG 400 – Basic Appraisal Principles – 30 hours – PL
  - (c) WEG 401 – Basic Appraisal Procedures – 30 hours – PL
  - (d) WEG 432 – Residential Sales Comparison Approach – 15 hours – PL

- (e) WEG 434 – Residential Report Writing – 15 hours – PL
  - (f) WEG 435 – Statistics, Modeling and Finance – 15 hours PL
  - (g) WEG 437 – Site and Site Improvement – 15 hours – PL
  - (h) WEG 443A – Intro. To Income Property Appraising – 15 hours PL
  - (i) WEG 371 – National USPAP Update – 7 hours – CE
  - (j) WEG 2007 – 2007 and Beyond – 7 hours CE
  - (k) WEG 443B – Capitalization Applications – 15 hours PL
- (4) A Pass Weikel – One (1) pre-licensing education course:
    - (a) 504 – Basic Income Appraising – 15 hours
  - (5) JVI Appraisal Division – One (1) continuing education course:
    - (a) Appraising REO Properties – 7 hours
  - (6) National Highway Institute/ORC Training, LLC – One (1) continuing education course:
    - (a) NHI Course #14103 – Appraisal for Federal Aid Highway Programs – 12 hours
  - (7) Appraisal Institute – Bluegrass Chapter – One (1) continuing education course:
    - (a) Self – Storage Economics Appraisal – 7 hours
  - (8) Appraisal Institute – Three (3) continuing education courses:
    - (a) 2007 Shared Interest Group – 7 hours
    - (b) 2007 Washington Appraisal Summit – 7 hours
    - (c) Online – Appraising Convenience Stores – 7 hours Distance Education
  - (9) Cox Valuation Service – One (1) pre-licensing education course:
    - (a) Basic Appraisal Principles – 30 hours

The Board discussed the new 2008 criteria education and the possibility of a numbering system to identify elements of the course content.

#### EXPERIENCE

Motion by Theresa Marshall, second by J.W. Grabeel and the Board unanimously agreed to approve the following:

- (1) Robin Barmore – Approve for Certified Residential
- (2) Pedro Garcia – Approve for Certified Residential
- (3) Benjamin Godbey – Approve for Certified Residential
- (4) Barry Kinslow – Approve for Certified Residential
- (5) Lillian Stacy Letton – Approve experience for Certified General. Approve subject to passing the Certified General exam.
- (6) Dell McPeake – Certified General
- (7) Monica Millard – Approve for Certified Residential
- (8) Elizabeth Moore – Approve experience for Certified Residential. Approve subject to passing the Certified Residential exam.
- (9) Christopher Noel – Approve for Certified Residential
- (10) Grant Page – Approve experience for Certified Residential. Approve subject to passing the Certified Residential exam.
- (11) Roy Roberts – Approve for Certified Residential
- (12) Michael “Sam” Skaggs – Approve for Certified General
- (13) Ryan Snow – Approve for Certified Residential
- (14) Stephen Spencer – Approve for Certified Residential

Motion by Theresa Marshall, second by J.W. Grabeel and the Board unanimously agreed to reject the following:

- (1) M. Alan Hensley – Reject experience for Certified General. Request to submit two additional non-residential appraisal reports.
- (2) Lisa Keaton – Reject experience for Certified General. Request to submit two additional non-residential appraisal reports.
- (3) Bryan Richards – Reject experience for Certified Residential. Request to submit one additional residential appraisal report.

C. Conner Cornett request for experience – The Board agreed to table this discussion upon receiving information from the visit to Mr. Cornett office.

#### CERTIFICATION/LICENSURE

Motion by Dorsey Hall, second by Loren Huff and the Board voted to approve a total of 44 individuals for certification/licensure.

- (1) Gregory Amburgy – Certified Residential – Reciprocal with Ohio
- (2) Abby Ankeles – Certified General – Reciprocal with Florida
- (3) Robin Barmore – Certified Residential
- (4) Donna L. Boatright - Associate
- (5) Marvin Tom Boykin - Associate
- (6) Alexander W. Carter - Associate
- (7) Olga Marie Castaneda – Certified Residential – Reciprocal with Florida
- (8) Bradley N. Coleman - Associate
- (9) Bruce H. Davis – Certified Residential
- (10) Jason B. Disney - Associate
- (11) Walter Wayne Doss – Associate
- (12) Robert E. Gambell – Certified Residential – Reciprocal with Ohio
- (13) Pedro Garcia – Certified Residential
- (14) Pasty M. Gill – Associate
- (15) Benjamin Godbey – Certified Residential
- (16) Samuel J. Gold – Certified General – Reciprocal with Illinois
- (17) Tom Johns – Certified Residential – Reciprocal with Ohio
- (18) Britt Alan Jones – Associate
- (19) Barry Kinslow – Certified Residential
- (20) Michael Kirk – Certified Residential – Reciprocal with Ohio
- (21) Roseanne Makar – Certified Residential – Reciprocal with Florida
- (22) James R. Mason - Associate
- (23) Jonathan T. McCarter – Certified General – Reciprocal with Tennessee
- (24) Dell McPeake – Certified General
- (25) Monica Millard – Certified Residential
- (26) Christopher Noel – Certified Residential
- (27) Matthew W. Pendley – Associate
- (28) Edward P. Poore, Jr. - Associate
- (29) Michael R. Pottner – Certified Residential – Reciprocal with Ohio
- (30) Roy Roberts – Certified Residential
- (31) Lisa P. Robertson – Certified Residential
- (32) Candance Kay Cline Shields – Certified General
- (33) Heather W. Silvey – Associate
- (34) Michael “Sam” Skaggs – Certified General
- (35) Billy G. Slone – Associate
- (36) Ryan Snow – Certified Residential
- (37) Stephen Spencer – Certified Residential

- (38) Margaret M. Stapleton – Certified Residential – Reciprocal with Ohio
- (39) Steven V. Sunderman – Certified Residential – Reciprocal with Ohio
- (40) Robert Rhett Turner – Certified General – Reciprocal with Tennessee
- (41) David A. White – Associate
- (42) Jonathan M. Winn – Associate
- (43) Cynthia W. Wuestefeld – Certified Residential – Reciprocal with Ohio
- (44) Donald L. Wyatt - Associate

- B. Alexander W. Carter – Applicant with prior conviction applying for Associate license. – Motion by J.W. Grabeel, second by Theresa Marshall and the Board agreed to approve the application of Mr. Carter.
- C. Donna L. Boatright – Request from Howard “Joe” Peery to supervise Ms. Boatright. Mr. Peery’s agreed order states that he shall not obtain any Associates for three years from the date of the agreed order without prior board approval. The agreed order was approved June 2005. Motion by J.W. Grabeel, second by Dorsey Hall and the Board denied the request of Mr. Peery to supervise and agreed to hold to the three requirement of the agreed order. Ms. Boatright shall be approved for an Associate license but will be informed that she cannot start logging hours until she has obtained a Board approved supervisor.
- D. Bradley N. Coleman – Application with prior conviction applying for Associate license. Mr. Coleman does not list any current supervisor. – The applicant’s violation was a traffic offense; no motion made; Application approved for Associate license but shall be informed that he cannot start logging hours until he has obtained a Board approved supervisor.
- E. James R. Mason – Applicant with prior conviction applying for Associate license. Board Discussion on education submitted for approval. – Motion by J.W. Grabeel, second by Dorsey Hall and the Board approved Mr. Mason to obtain an Associate license.
- F. The certification list was amended to reflect the approval of the four above mentioned appraisers.

COMPLAINT

- A. Dennis Badger – Report on the contractor activities for the preceding month. – Dennis stated that he will be emailing the Board an update.
- B. Request from Dennis Badger to obtain a video interview room – The Board agreed that they would like to consider having a summarized affidavit signed in place of obtain the video system.
- C. The Board was advised there have been a total of 44 cases for 2007.
- D. Case No. 06-41  
 Grievant: KREAB  
 Respondent: Sharon Proffitt  
 Motion by Theresa Marshall, second by Loren Huff and the Board approved the agreed order, whereby,
  - (a) **Proffitt** shall pay a FINE in the sum of \$350.00, with the total amount due with the signed agreed order.
  - (b) **Proffitt** shall complete a 15 hour Report Writing course with successful completion of the final examination and a 7 hour Scope of Work course. Said **22** hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by June 30, 2007.
  - (c) **Proffitt** shall submit to the Board staff a log every 6 months for a period of 2 years and within 48-hour notice the Board staff or designee will select at random assignments from the log for evaluation.
  - (d) **Proffitt** agrees that the Board shall have to right to review files for a period of two years from the date of the agreed order.

- (e) **Proffitt** shall have no Associates for a period of three years from the date of the signed agreed order. After the three years, **Proffitt** may petition to the Board for consideration of supervisory privileges to be reinstated.
- (f) **Proffitt** shall limit her scope of practice to 1-4 family residential for 3 years from the date of the agreed order.

Letter of request for an extension to complete the agreed order requirements. – An extension was granted until January 1, 2008 to complete the agreed order requirements.

- E. Case No. 07-20  
Grievant: Karen Goble  
Respondents: Janice Jenkins & Stephanie Bradshaw  
Motion by Dorsey Hall, second by J.W. Grabeel and the Board agreed to dismiss the case. The Board also agreed to include a memo in the file on the steps taken to assign the case to an outside investigator.
- F. James Grawe advised the Board of the following hearing dates:
  - 1) Case No. 04-06 – David Noel – September 11, 2007
  - 2) Case No. 02-75 – Theresa Mahon – October 25-25, 2007
  - 3) Case No. 03-82, 04-63, 05-73 – Are still pending a hearing date to be set by the Hearing Officer
  - 4) Case No. 04-14 Steven Wade, and Case No. 06-50 – Michael Shepherd are to be filed for a hearing.

#### MISCELLANEOUS

The Board reviewed:

- A. Letter to John Brenan concerning the Examination Administration Policy Manual
- B. New Policy and Budget Analyst – Carla Tabeling
- C. Memo from Larry Disney concerning the renewal fee of Darrell Muncy – The board approved.
- D. Budget Ending June 30, 2007
- E. June 2007 Test Results
- F. Information from Ohio Appraisal Board concerning Clemon L. Demus – Certified Residential licensed in Kentucky and Ohio. The Board agreed to set a hearing.
- G. Request from Bret Hogan to claim experience prior to becoming an Associate appraiser. – The Board agreed to accept any experience accumulate prior to July 1, 2003, but after said date Mr. Hogan must have held an Associate license. The Board also voted to request appraisals from the log submitted for the years of 1992-1995 to determine if the appraisals were USPAP compliance.
- H. Information on Lori Hargis who did not complete the agreed order requirements before the required date. – The board agreed not to reinstate Ms. Hargis renewal until such time she has complete the required course for the agreed order requirements and pay the \$200 penalty fine.
- I. Application for Real Estate Appraisal Education Provider – Motion by Theresa Marshall, second by J.W. Grabeel and the Board approved and agreed to amend the regulation and add this application.
- J. Sean Woody – Motion by Dorsey Hall, second by J.W. Grabeel and the Board agreed to revoke the license of Mr. Woody on the basis that he was convicted of Mail Fraud.
- K. The Board was advised by Larry Disney concerning the 2008 AQB examination – amount of exam? AQB or Equivalent? Failure rate is expected by be high.
- L. The Board agreed to meet with KCTCS on offering an appraisal program.
- M. The Board agreed to include in the agreed orders language that would automatically suspended an individuals license if the requirements of the agreed order have not been met by the required date.
- N. AARO Fall meeting is scheduled for September 28 – October 2 in Washington, DC.
- O. Regulation Changes: 1) The firm date must be changed to the segmented date; 2) Education Provider meeting. – Larry advised the Board that all regulation changes must be effective no later than December 31, 2007.

The next Board meeting is scheduled for Friday, August 24, 2007 at 9:00 am at the Board office.

Motion by J.W. Grabeel, second by Theresa Marshall and the Board voted unanimously to adjourn the meeting.

  
Chair

  
Staff Assistant