

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

August 24, 2007

PRESIDING OFFICER

Russell Sloan, Chair

ROLL CALL

Present:

Russell Sloan, Chair
Dorsey Hall, Vice Chair – Arrived at 9:45 a.m.
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 J.W. Grabeel, second by Theresa Marshall and the Board unanimously approved the July 27, 2007 minutes.

EDUCATION

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

- (1) American Society of Farm Managers & Rural Appraisers – Two QE and Four CE
Education Courses: RENEWAL
 - (a) A-101 – Basic Appraisal Principles – 30 hours QE and 28 hours CE
 - (b) A-113 – National USPAP – 15 hours QE
 - (c) A-114 – National USPAP Update – 7 hours CE
 - (d) A-250 – Eminent Domain – 20 hours CE
 - (e) A-290 – Highest and Best Use – 16 hours CE
 - (f) Appraising Agriculture Land in Transition – 8 hours CE
- (2) McKissock, LP – One virtual classroom continuing education course: NEW
 - (a) Private Appraisal Assignments – 7 hours
- (3) Appraisal Institute – One QE education course: NEW
 - (a) Valuation of Conservation Easements – 33 hours QE (subject matter electives) and 31 hours CE

- (4) National Association of Independent Fee Appraisers – Three CE courses: NEW
 - (a) 1.5C – Residential Analysis for Small Income Property Appraisals – 8 hours CE
 - (b) 5.3 Scope of Work – 7 hours CE
 - (c) Institutional Fraud – 4 hours CE

B. Email concerning the approval of George K. Cox education courses rescinding his secondary provider agreement with Hondros College and having an agreement with Harrison/Lee – Motion by J.W. Grabeel, second by Loren Huff and the Board voted to approve the education of Cox Educational subject to Mr. Cox providing a secondary provider agreement from Harrison/Lee.

EXPERIENCE

Motion by Theresa Marshall, second by Loren Huff and the Board unanimously agreed to approve the following:

- (1) Zachary Fry – Approve for Certified Residential
- (2) M. Alan Hensley – Approve for Certified General
- (3) Brian Johnson – Approve for Certified General
- (4) Lisa Keaton – Approve for Certified General
- (5) Bryan Richards – Approve for Certified Residential
- (6) April Smith Taylor – Approve for Certified Residential

CERTIFICATION/LICENSURE

Motion by Theresa Marshall, second by J.W. Grabeel and the Board voted to approve a total of 18 individuals for certification/licensure.

- (1) William S. Bradford – Certified General – Reciprocal with Georgia
 - (2) Roland P. Braswell – Certified Residential – Reciprocal with Illinois
 - (3) Raymond T. Clagg – Associate
 - (4) Stuart W. Dishman – Associate
 - (5) Zachary Fry – Certified Residential
 - (6) M. Alan Hensley – Certified General
 - (7) Scott Allen Irwin – Certified Residential – Reciprocal with Florida
 - (8) Brian Johnson – Certified General
 - (9) Lisa Keaton – Certified General
 - (10) Del H. Kendall – Certified General – Reciprocal with Texas
 - (11) Lillian Stacy Letton – Certified General
 - (12) Stephanie J. Melton - Associate
 - (13) Elizabeth D. Moore – Certified Residential
 - (14) P. Linas Norusis – Certified General – Reciprocal with Illinois
 - (15) Bryan Richard – Certified Residential
 - (16) David A. Smith – Certified Residential – Reciprocal with California
 - (17) Thomas M. Tatro – Licensed Real Property
 - (18) April Smith Taylor – Certified Residential
- B. Scott Allen Irwin – Applicant applying for reciprocal license from Florida with prior conviction of Minor with open container in 1984 – Staff recommendation to proceed with application. – The Board agreed to proceed.
- C. Kenneth J. Ingram – Application apply for Associate license
- 1) Applicant has prior convictions
 - 2) Request from David Harrington to supervisor Mr. Ingram. Mr. Harrington has an agreed

order to not supervisor any additional associates for a period of three years (3 years expiring September 2007).
Motion by J.W. Grabeel, second by Theresa Marshall and the Board denied the application of Mr. Kenneth J. Ingram based on the prior convictions listed on his application.

COMPLAINT

- A. Dennis Badger – Report on the contractor activities for the preceding month. – Dennis stated that he will be emailing the Board an update. – Twelve cases submitted for review at the September meeting.
- B. The Board was advised there have been a total of 46 cases for 2007.
- C. Case No. 05-09 and 05-10 – Grievant: KREAB
Respondent: Frank Spoonamore
Recommendation: Motion by J.W. Grabeel, second by Theresa Marshall and the Board agreed to leave the case open and move forward with the investigation. The Board agreed to contact the Kentucky Bureau of Investigation concerning this case.
- D. The Board authorized Larry Disney to contact the Kentucky Bureau of Investigation as an as needed basis for future cases that would require additional investigative services other than appraiser related issues.
- E. James Grawe reported that he was working on the following regulations:
 - 1) Firm – Segmented date change
 - 2) Supervisor/Associate course
- F. James Grawe reported the following cases have been set or filed for a hearing:
 - 1) Theresa Mahon – Case No. 02-75 – Hearing October 25-26, 2007
 - 2) Eva Maggard – Case No. 03-82 – Hearing October 23, 2007
 - 3) David Noel – Case No. 04-06 – Hearing September 11, 2007
Motion by J.W. Grabeel, second by Theresa Marshall and the Board authorized for Case No. 04-06 to be heard before a hearing panel of the Board. The Board named Russell Sloan as the panel.
 - 4) Lynn Prichard – Case No. 04-63 – Prehearing conference scheduled
 - 5) Elnoria Wyatt – Case No. 05-73 – Prehearing conference scheduled
 - 6) Steven Wade – Case No. 04-14 – Filed August 24, 2007
 - 7) Michael Shepherd – Case No. 06-50 – Filed August 24, 2007
 - 8) Clemon Demus – Filed August 24, 2007
 - 9) Sean Woody – Letter of Denial of Renewal Filed August 24, 2007

MISCELLANEOUS

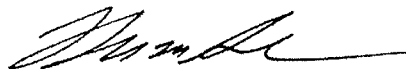
The Board reviewed:

- A. Information from the Kentucky State Board of Proprietary Education
- B. Letter to the Cardinal Ohio Chapter of the Appraisal Institute concerning the titled 29th Annual Real Estate Economic Seminar “Are We Selling Out America”
- C. August 2007 Test Results
- D. Appraisal Subcommittee – ASC Policy Statement 10: Enforcement
- E. Board Discussion on USPAP manual cost
- F. Allan Robinson - Request for an extension to complete the agreed order requirement – The Board agreed that Larry Disney may select another course for Mr. Robinson to complete.

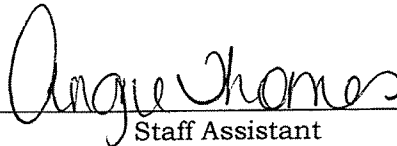
- G. Board Discussion on Newsletter Submission – The Board agreed that the newsletter may be placed on the website for viewing and all appraisers will be notified when the newsletter is online. The Board also agreed to send out a letter notifying all individuals that the newsletter will be on the KREAB website and we must have an up to date email address.
- H. Request from James DeRossett to obtain an Associate appraiser – Per the agreed order Mr. DeRossett is not to obtain any additional associate until October 2008. – Motion by Theresa Marshall, second by J.W. Grabeel and the Board denied the request of Mr. DeRossett and agreed to hold to the requirements per the agreed order.
- I. Larry Disney advised the Board that the AQB three exams available will take: 4 hours to complete for the Licensed exam; 6 hours to complete for the Certified Residential exam; and 8 hours to complete for the Certified General exam. Larry Disney also advised that the cost for completing the exam through AMP will increase for the next fiscal year. An amount has not yet been established by AMP.
- J. Motion by Dorsey Hall, second by Theresa Marshall and the Board approved for James Grawe to attend the AARO Fall Meeting in Washington, DC.
- K. Motion by Dorsey Hall, second by Loren Huff and the Board approved for Dennis Badger to attend the AARO Fall Meeting in Washington, DC. The expenses will be funded through the investigation contract.

The next Board meeting is scheduled for Monday, September 17, 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