

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

September 17, 2007

PRESIDING OFFICER

Russell Sloan, Chair

ROLL CALL

Present:

Russell Sloan, 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

Absent:

Dorsey Hall, Vice Chair

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 August 24, 2007 minutes.

EDUCATION

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

(1) Appraisal Institute – Sixteen continuing education and two qualifying education courses:

- (1) On-line The Professional's Guide to the Uniform Residential Appraisal Report – 7 hours CE
- (2) On-line Scope of Work: Expanding Your Range of Services – 7 hours CE
- (3) On-line Analyzing Distressed Real Estate – 4 hours CE
- (4) On-line Analyzing Operating Expenses – 7 hours CE
- (5) On-line Appraising from Blueprints and Specifications – 7 hours CE
- (6) On-line Appraising Manufactured Housing – 7 hours CE

- (7) On-line The FHA & The Appraisal Process – 7 hours CE
- (8) On-line Internet Search Strategies for Real Estate Appraisers – 7 hours CE
- (9) On-line Residential Design and Functional Utility – 7 hours CE
- (10) On-line Residential Property Construction and Inspection – 7 hours CE
- (11) On-line Using Your HP12C Financial Calculator – 7 hours CE
- (12) On-line Valuation of Detrimental Conditions in Real Estate – 7 hours CE
- (13) On-line Appraisal of Nursing Facilities – 9 hours CE
- (14) On-line Small Hotel/Motel: Limited Service Lodging – 7 hours CE
- (15) On-line Feasibility, Market Value, Investment Timing: Option Value – 7 hours CE
- (16) On-line Introduction to International Valuation Standards – 8 hours CE
- (17) Online Basic Appraisal Principles – 30 hours QE/CE
- (18) On-line Basic Appraisal Procedures – 30 hours QE/CE

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

- (2) Kentucky Chapter – American Society of Farm Managers & Rural Appraisers: One (1) QE course:
 - (a) A-360 Introduction of Appraisal Review – 16 hours QE/14 hours CE

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

- (3) Worldwide ERC – One Internet continuing education course – RENEWAL
 - (a) Relocation Appraisal Training Program – 6 hours CE

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

- (4) Kentucky Housing Corporation – Two continuing education courses:
 - (a) ANSI-Z765 Square Footage – Method of Calculating – 3 hours
 - (b) Real Estate Fraud and Flipping – 3 hours

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

- (5) FCC Services – One continuing education course:
 - (a) Real Estate Mortgage Fraud – 8 hours CE

EXPERIENCE

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

- (1) Billy Curry – Approve experience. Approve for Certified Residential subject to passing the Certified Residential exam.
- (2) Dan R. Whitworth - Approve experience. Approve for Certified Residential subject to passing the Certified Residential exam.

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

- (1) Frank S. Brown – Submit two additional residential reports.
- (2) Angel Johnson – Submit two additional residential reports

CERTIFICATION/LICENSURE

Motion by Theresa Marshall, second by J.W. Grabeel and the Board voted to approve a total of 9 individuals for certification/licensure.

- (1) Michael Aytes - Associate
- (2) Jonathan G. Burns - Associate
- (3) Steven T. Hicks – Associate
- (4) John C. Hottle – Certified General – Reciprocal with Missouri
- (5) Jeremiah J. McFadden - Associate
- (6) Charles Spalding – Certified Residential
- (7) Darren J. Stoffregen – Certified Residential – Reciprocal with Ohio
- (8) Eric W. Stoner – Certified Residential
- (9) John L. Wilson - Associate

COMPLAINT

- A. Dennis Badger – Report on the contractor activities for the preceding month.
- B. The Board was advised there have been a total of 53 cases for 2007.
- C. Case No. 04-06 – Grievant: KREAB
Respondent: David Noel
Motion by J.W. Grabeel, second by Theresa Marshall and the Board unanimously accepted the agreed order, whereby,
 - (1) Noel shall complete a 15 hour National USPAP course with a closed book examination. Said 15 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, 2008.
 - (2) Noel shall not supervise any associates after July 1, 2007 for a period of two years.
 - (3) Noel agrees to pay a fine of \$750 dollars to the Board, with the total amount due upon signature and delivery of this Agreed Order by Noel.
- D. 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) Lynn Prichard – Case No. 04-63 – Meeting with Executive Director, Investigator and Attorney on September 19, 2007.
 - 4) Elnoria Wyatt – Case No. 05-73 – Prehearing conference scheduled
 - 5) Steven Wade – Case No. 04-14 – Agreed Order was mailed
 - 6) Michael Shepherd – Case No. 06-50 – Agreed Order was mailed

- E. Case No. 07-01
Grievant: KREAB
Respondent: Casey Gamero
Motion by Theresa Marshall, second by Loren Huff and the Board agreed to file a formal complaint and set for a hearing.
- F. Case No. 07-02
Grievant: KREAB
Respondent: Stacey Shipley Wells
Motion by J.W. Grabeel, second by Theresa Marshall and the Board agreed to file a formal complaint and set for a hearing.
- G. Case No. 07-03
Grievant: KREAB
Respondent: Dwight Akers
Motion by Theresa Marshall, second by Loren Huff and the Board agreed to file a formal complaint and set for a hearing.
- H. Case No. 07-08
Grievant: KREAB
Respondent: Byron Heil
Motion by Theresa Marshall, second by Loren Huff and the Board agreed to file a formal complaint and set for a hearing.
- I. Case No. 07-10
Grievant: KREAB
Respondent: Jeremy Chesser
Motion by J.W. Grabeel, second by Theresa Marshall and the Board agreed to file a formal complaint and set for a hearing.
- J. Case No. 07-11
Grievant: KREAB
Respondent: David Waterman
Motion by Theresa Marshall, second by J.W. Grabeel and the Board agreed to file a formal complaint and set for a hearing.
- K. Case No. 07-12
Grievant: KREAB
Respondent: Margaret Fadeley
Motion by J.W. Grabeel, second by Loren Huff and the Board agreed to file a formal complaint and set for a hearing.
- L. Case No. 07-13
Grievant: KREAB
Respondents: David Bicker & Jeff Krimple
Motion by J.W. Grabeel, second by Theresa Marshall and the Board agreed to file a formal complaint and set for a hearing.

- M. Case No. 07-14
Grievant: KREAB
Respondent: Linda English
Motion by J.W. Grabeel, second by Theresa Marshall and the Board agreed to file a formal complaint and set for a hearing.
- N. Case No. 07-15
Grievant: KREAB
Respondent: Michael Owens
Motion by Theresa Marshall, second by J.W. Grabeel and the Board agreed to file a formal complaint and set for a hearing.
- O. Case No. 07-18
Grievant: KREAB
Respondent: Jane Dyer
Motion by J.W. Grabeel, second by Theresa Marshall and the Board agreed to file a formal complaint and set for a hearing.
- P. Case No. 07-23
Grievant: KREAB
Respondents: Scott Kelly & Ryan Snow
Motion by Theresa Marshall, second by Loren Huff and the Board agreed to file a formal complaint and set for a hearing.
- Q. Case No. 07-09
Grievant: KREAB
Respondent: Quinton Durham, Jr.
The Board agreed to proceed with investigation.

MISCELLANEOUS

The Board reviewed:

- A. Transportation Cabinet Employees Experience Acceptable for License/Certification – Motion by J.W. Grabeel, second by Theresa Marshall and the Board agreed that Transportation Cabinet employees, PVA's, Farm Credit Service employees, etc. experience must meet the current regulations in place and experience must be obtained under the supervision of a Certified appraiser. This is also the legal analysis and opinion of the legal counsel.
- B. The Board agreed to start requiring Associate appraisers to submit an experience log every six and twelve months and the staff will request appraisals from the log submitted.

C. James Grawe and Larry Disney reported on the following regulations:

- 1) Fees – Change wording in Statutes relating to the fees
- 2) Firm – Segmented date change – Jim Grawe reported that the regulation should be filed by October 15th.
- 3) Supervisor/Associate course - Jim Grawe reported that the regulation should be filed by October 15th.
- 4) Licensed Real Property requirements to be the same as required for certified residential - Jim Grawe reported that the regulation should be filed by October 15th.
- 5) Background Check
- 6) The board discussed changing a regulation so that they would have the authority to deny or sanction anyone that was denied or sanction in another state.

D. The board discussed the possibility of the KREAB administrating the appraisal exam and advised the staff to prepare on being the administrators of the exam.

The next Board meeting is scheduled for Friday, October 26, 2007 at 9:00 am at the Board office.

Motion by Loren Huff, second by Theresa Marshall and the Board voted unanimously to adjourn the meeting.


Chair


Staff Assistant