

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

January 29, 2008

PRESIDING OFFICER

J.W. Grabeel, Chair

ROLL CALL

Present:

J.W. Grabeel, Chair
Loren C. Huff, Vice Chair
Theresa Marshall, Board Member
Paul Moore, Board Member

Present Also:

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

Absent:

Dorsey Hall, Board Member

Chair, J.W. Grabeel opened the meeting by welcoming all the guest.

Motion by Paul Moore, second by Loren Huff and the Board unanimously approved the December 14, 2007 minutes.

EDUCATION

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

- (1) The Columbia Institute – One (1) continuing education course:
 - (a) Survey of the Cost Approach, No. 106 – 8 hours CE

- (2) McKissock, LP – One (1) virtual classroom continuing education course:
 - (a) Mortgage Fraud: Protect Yourself – 7 hours

- (3) Appraisal Institute – Bluegrass Chapter – Three (3) QE courses and eight (8) continuing education courses:
 - QE
 - (1) Basic Appraisal Principles – 30 hours
 - (2) Basic Appraisal Procedures – 30 hours
 - (3) National USPAP – 15 hours
 - CE
 - (1) Forecasting Revenue – 7 hours
 - (2) Liability Management for Residential Appraisers – 7 hours
 - (3) National USPAP Update – 7 hours
 - (4) Office Building Valuation: A Contemporary Perspective – 7 hours
 - (5) Convincing Residential Appraisals – 4 hours
 - (6) Supporting Sales Comparison Grid Adjustments for Residential Properties – 7 hours
 - (7) AI Reports – AI-100 Summary of Appraisal Report – 3.5 hours
 - (8) Regression Analysis – 7 hours

- (4) Wachovia Appraisal Training – One (1) CE and one (1) QE education courses:
 - (1) National USPAP Update – 7 hours CE
 - (2) National USPAP - 15 hours QE

- (5) Dennis Badger & Associates – One (1) continuing education courses:
 - (1) Sales Comparison Fundamentals – 7 hours
 - (2) Minimizing Risk in Appraisal Practice – 7 hours

- (6) Appraisal Institute – Two (2) continuing education courses:
 - (1) REO Appraisal – Appraisal of Residential Property for Foreclosure and Pre-foreclosure – 7 hours
 - (2) Appraisal Challenges: Declining Markets and Sales Concessions – 7 hours

EXPERIENCE

Motion by Theresa Marshall, second by Paul Moore and the Board unanimously agreed to approve the following:

- (1) John Bowles – Approve for Certified General
- (2) Sherry Buchanan – Approve for Certified General
- (3) Joseph Embry – Certified Residential
- (4) Tammy R. Frizzell – Certified Residential
- (5) Tommy Lee Gailor – Certified Residential
- (6) Mary Gerstle – Certified Residential
- (7) Angel Johnson – Certified Residential
- (8) James R. Lewis, III – Certified Residential
- (9) Christopher Meyer – Certified Residential
- (10) Scarlet Murphy – Certified Residential
- (11) Dean Pettit – Certified Residential
- (12) Carl Ringwall – Certified Residential
- (13) Jason Scriber – Certified Residential
- (14) Christopher Stewart – Certified General

- (15) Terry Walker – Certified Residential
- (16) Michael Wientjes – Certified Residential
- (17) Barbara Winters – Certified Residential

Motion by Paul Moore, second by Theresa Marshall and the Board unanimously agreed to reject the following:

- (1) Rickie Spann – Reject experience for Certified General – Request to submit two additional non-residential appraisal reports.
- (2) Daniel B. Willcox – Reject experience for Certified General – Request to call Larry Disney to discuss appraisal reports.

CERTIFICATION/LICENSURE

Motion by Theresa Marshall, second by Loren Huff and the Board voted to approve a total of 45 individuals for certification/licensure with the exception of Michael Wientjes.

- (1) Robert E. Bitner – Certified General
- (2) John Bowles – Certified General
- (3) Sherry Buchanan – Certified General
- (4) Debra L. Catron – Certified Residential – Reciprocal with Indiana
- (5) Larry Chesser – Certified Residential
- (6) Terry W. Crist – Associate
- (7) Joseph Embry – Certified Residential
- (8) Ceiliah P. Epner – Certified General – Reciprocal with Florida
- (9) Tammy Frizzell – Certified Residential
- (10) Tommy Lee Gailor – Certified Residential
- (11) Michelle Marie Garrett – Certified General
- (12) Michael P. Gathman – Certified General
- (13) Mary Gerstle – Certified Residential
- (14) Joshua Hanes – Certified Residential
- (15) Scotty Harrison – Certified Residential
- (16) Lisa Hodges – Associate – Must obtain supervisor before logging hours
- (17) Rickie Hudson – Certified Residential – Reciprocal with California
- (18) Michelle Hysell – Associate – Must obtain supervisor before logging hours
- (19) Angel Johnson – Certified Residential
- (20) Steven D. Johnson – Associate
- (21) James M. Kleitz – Certified General – Reciprocal with Georgia
- (22) James R. Lewis, III – Certified Residential
- (23) Christopher Meyer – Certified Residential
- (24) Sabrina L. Mills – Certified Residential
- (25) Gregory A. Moore – Certified Residential
- (26) Scarlet Murphy – Certified Residential
- (27) Edward D. Namey, II – Certified Residential – Reciprocal with California
- (28) Vincent E. Owroso - Associate
- (29) Dean Pettit – Certified Residential
- (30) Vincent J. Pucciarelli – Certified Residential – Reciprocal with California
- (31) Amy M. Rawson – Associate
- (32) Carl Ringwall – Certified Residential

- (33) Kenneth R. Roberts – Certified Residential – Reciprocal with Ohio
- (34) Kevin Satterly – Associate
- (35) Lawrence H. Saucer – Certified General – Reciprocal with Florida
- (36) Matthew J. Schaefer – Associate
- (37) Jason Scriber – Certified Residential
- (38) Roy Sherrill – Certified Residential
- (39) Kathy L. Smith – Certified Residential
- (40) Christopher Stewart – Certified General
- (41) Jeffrey D. Thompson – Certified Residential – Reciprocal with Illinois
- (42) Terry Walker – Certified Residential
- (43) William C. Willoughby – Certified General – Reciprocal with Florida
- (44) Eric A. Wilson – Certified Residential – Reciprocal with Florida
- (45) Barbara Winters – Certified Residential

Motion by Paul Moore, second by Theresa Marshall and the Board agreed to hold the approval of Michael Wientjes awaiting the action of a case pending against Mr. Wientjes.

1. James M. Kleitz – Applicant applying for reciprocal license with prior conviction. Motion by Theresa Marshall, second by Paul Moore and the Board accepted the reciprocal application of James M. Kleitz. The certification list will be changed to reflect the approval of the applicant.
2. Eric A. Wilson – Applicant applying for reciprocal license with prior conviction. –Based upon the fact that the Florida awarded Mr. Wilson a Certified Residential license after considering the prior conviction, the Kentucky concurs with the decision and made a decision to award a Certified Residential license. Motion by Paul Moore, second by Loren Huff and the Board accepted the application of Eric A. Wilson. The certification list will be changed to reflect the approval of the applicant.
3. Roger Embry - Motion by Paul Moore, second by Theresa Marshall and the Board approved Mr. Embry for Certified General with the following stipulations:
 - Embry shall have a Kentucky Certified General supervising appraiser who shall be approved by the Board and shall be responsible for the following:
 - All reports greater than 1-4 residential use shall be reviewed and approved by the supervising appraiser prior to submission to a client.
 - A log of all appraisal activity of assignments greater than 1-4 residential units shall be submitted to the Board each month.
 - Said agreement shall be enforced until such time as the Board, Mr. Embry, the supervisor and the Executive Director deems Mr. Embry sufficiently knowledgeable to proceed without supervision.
 - The agreement shall be written, report and made a part of the minutes.

COMPLAINT

- A. Dennis Badger – Report on the contractor activities for the preceding month.
- B. The Board was advised there have been a total of 75 cases for 2007 and 12 cases for 2008.
- C. Orders:
- (1) Clemon Demus -
Motion by Theresa Marshall, second by Paul Moore and the Board adopted the final order, whereby:
 - (a) Clemon Demus is revoked immediately upon receipt of this Final Order.
 - (b) Clemon Demus may not petition for reinstatement until three years after the date of this Final Order.
 - (c) Clemon Demus must pay a fine of \$1,500 to the Board prior to any petition for reinstatement.
 - (d) Clemon Demus shall successfully pass the examination required for any certificate or license to be issued by the KREAB prior to any petition for reinstatement.

 - (2) Case No. 07-19 – Grievant: KREAB
Respondent: Willoughby Blocker
Motion by Paul Moore, second by Theresa Marshall and the Board unanimously accepted the agreed order, whereby:
 - (a) Blocker certification shall be suspended for 180 days with said suspension probated upon successful completion of the terms of this Agreed Order.
 - (1) Blocker agrees to pay a \$350.00 fine with the total amount due with the signed agreed order.
 - (2) Blocker shall complete a 15 hour Non-Residential Report Writing course, including successful completion of the final examination, and a 15 hour National USPAP, including successful completion of the final examination. Said 30 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required here in shall be completed by April 1, 2008.
 - (3) Blocker shall not obtain any associates for a period of three years from the date of the agreed order.
 - (4) Blocker agrees that the Board shall have the right to review his files for a period of two years from the date of the agreed order.

The Board also accepted the National USPAP course completed by Mr. Blocker in November 2007 and agreed to allow him until May 2008 to complete a 30 hour course from the Appraisal Institute for credit toward the 15 hour Non-Residential Report Writing course required per the agreed order.

- (3) Case No. 07-13 – Grievant: KREAB
Respondent: Jeff Krimple
Motion by Theresa Marshall, second by Loren Huff and the Board unanimously accepted the agreed order, whereby:
- (a) Krimple certification shall be suspended for 365 days with said suspension probated upon successful completion of the terms of this Agreed Order.
- (1) Krimple agrees to pay a \$350.00 fine with the total amount due by the end of November 2007.
 - (2) Krimple shall complete a 15 hour Residential Report Writing course, including successful completion of the final examination, and a 15 hour Residential Cost Approach course, including successful completion of the final examination. Said 30 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required here in shall be completed by June 30, 2008.
 - (3) Krimple agrees that with a 24-hour notice, the Board, the staff, or the designee can visit the appraiser's office and at random select and review files listed on the log of appraisal activity for two (2) years from the date of the agreed order.
- (4) Case No. 07-24 – Grievant: KREAB
Respondent: Doug Stoll
Motion by Theresa Marshall, second by Paul Moore and the Board agreed to issue a Letter of Admonishment.
- (5) Kenneth Ingram – Recommend Order of Default Dismissal – The final order will be presented at the February 2008 Board meeting.

A. New Cases:

- (1) Case No. 06-48 – Grievant: David Hogan
Respondent: Herman Natwick
Motion by Loren Huff, second by Paul Moore and the Board agreed to file a formal complaint and set for a hearing.
- (2) Case No. 07-42 – Grievant: KREAB
Respondent: Marshall Flynn
Motion by Paul Moore, second by Theresa Marshall and the Board agreed to file a formal complaint and set for a hearing.
- (3) Case No. 07-45 – Grievant: KREAB
Respondent: David Bicker & Michael Wientjes
Motion by Theresa Marshall, second by Loren Huff and the Board agreed to file a formal complaint and set for a hearing.
- (4) Case No. 07-48 – Grievant: KREAB
Respondent: Matthew Coffman
Motion by Paul Moore, second by Theresa Marshall and the Board agreed to file a formal complaint and set for a hearing.

- (5) Case No. 07-59 – Grievant: George G. Sirk, Jr.
 Respondent: Stan Chase
 Motion by Theresa Marshall, second by Loren Huff and the Board agreed to file a formal complaint and set for a hearing.

C. Hearings

APPRAISER	CASE NO(S).	
Elnoria Wyatt	05-73	Reschedule
Lynn Prichard	04-63	February 4 & 5, 2008

MISCELLANEOUS

The Board reviewed:

- A. Letter to Jessica Sharpe, Counsel for Office of Financial Institution concerning Quinton Durham
- B. November 2007 Test Results
- C. Letter from North Carolina Appraisal Board concerning reciprocal agreement and only licensing Certified Residential and Certified General appraisers.
- D. Information concerning the reinstatement of Terry Leech – Motion by Theresa Marshall, second by Loren Huff and the Board denied the request to reinstate the license of Mr. Leech.
- E. AMP Testing contract increased by \$30,000 to cover the cost of the December 31 deadline
- F. December 2007 Test Results
- G. Discussion on the required completion date of the 7 hour National USPAP Update – The AQB states the 7 hour National USPAP Update must be completed within 24 month period.
- H. Discussion on certified mail not claimed for Respondent David Noel – The Board voted to proceed with the investigation without an answer from the Respondent.
- J. James Grawe gave a regulation update:
 - a. An emergency regulation and regular regulation has been filed in December and issues were raised but answered. The LRC recommended that old education requirements be taken out of the regulation before implementing the new education requirement regulation.
 - b. Motion by Theresa Marshall, second by Paul Moore and the Board adopts the amendments to KAR 30:050 and agrees to file the regulation.
 - c. The Board agreed to add and file the Supervisor/Trainee course with KAR 30:050 amendment.
- K. The Board agreed that no Board members will be attending the AARO Spring Conference.

The next Board meeting is scheduled for Thursday, February 28, 2008 at 1:00 p.m. at the Holiday Inn University Plaza in Bowling Green, KY.

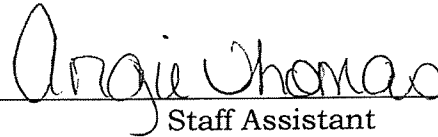
The Board was notified that a hearing will be held for Lynn Prichard on February 4-5, 2008 at 9:00 a.m. at the Board office.

The Board was notified that the April Board meeting will be held on April 25, 2008 at Blue Licks State Park in Mt. Olivet, KY. Motion by Theresa Marshall, second by Paul Moore and the Board unanimously agreed to reschedule the April Board Meeting and call a special Board Meeting, subject to availability of room, for April 24, 2008 from 6:00 p.m. to 9:00 p.m. at Blue Licks State Park.

Motion by Paul Moore, second by Theresa Marshall and the Board voted unanimously to adjourn the meeting.



Chair



Staff Assistant