

## KENTUCKY REAL ESTATE APPRAISERS BOARD

### TYPE OF MEETING

Regular Meeting

### DATE AND LOCATION

April 24, 2008 – Blue Licks State Park, Mt. Olivet, KY

### 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  
Janie Gross, Executive Secretary  
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 Theresa Marshall, second by Paul Moore and the Board unanimously approved the March 28, 2008 minutes.

### EDUCATION

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

- (1) Greater Louisville Association of Realtors (secondary provider for Wilson Education Group – Course materials approved for Wilson Education Group) – Two (2) continuing education courses:
  - (a) National USPAP Update – 7 hours
  - (b) 2008 Appraisal Issues – 7 hours

- (2) Career WebSchool – (Cengage Learning, Inc.) – One (1) online qualifying education course:
  - (a) Residential Sales Comparison & Income Approaches – 30 hours online
- (3) Appraisal Institute – One (1) online continuing education course and One (1) classroom continuing education course:
  - (a) Online Forecasting Revenue – 7 hours CE online
  - (b) Appraisal Review Seminar – General – 7 hours CE classroom

### **EXPERIENCE**

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

- (1) Andrew Alexander – Approve for Certified General
- (2) Jamie J. Allen – Approve for Certified Residential
- (3) Missy Marrs – Approve for Certified Residential
- (4) Dale Scudder – Approve for Certified Residential
- (5) Kyle Sill – Approve for Certified Residential

### **CERTIFICATION/LICENSURE**

Motion by Paul Moore, second by Theresa Marshall and the Board voted to approve a total of 8 individuals for certification/licensure.

- (1) Andrew Alexander – Certified General
- (2) Jamie J. Allen – Certified Residential
- (3) Laura S. Chapman - Associate
- (4) Jon W. Faulkner – Certified Residential – Reciprocal with Ohio
- (5) Missy Marrs – Certified Residential
- (6) Dale Scudder – Certified Residential
- (7) Kyle Sill – Certified Residential
- (8) W. Shaun Wilkins – Certified General – Reciprocal with Ohio

### **COMPLAINT**

A. Dennis Badger – Report on the contractor activities for the preceding month.

B. The Board was advised there have been a total of 40 cases filed for 2008.

C. Orders:

- (1) Case No. 07-29 – Grievant: KREAB  
Respondent: Donald W. Pierce  
Motion by Paul Moore, second by Loren Huff and the Board unanimously accepted the agreed order, whereby,

- (a) Pierce certification shall be suspended for 365 days, effective upon the entry of this Order by the Board from practicing any real property appraiser service in Kentucky. Said suspension is probated with successful completion of the terms of the agreed order.
- (1) Pierce shall complete a 15 hour National USPAP, including successful completion of the final examination, a 30 hour General Income course, including successful completion of the final examination, a 15 hour Report Writing, including successful completion of the final examination, Said 60 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 July 1, 2008.
- (2) Pierce shall have no more than one Associate appraisers for a period of three (3) years from the date of the agreed order.
- (3) Pierce shall maintain a log and said log shall be provided to the Board upon request within 48-hour notice and the Board staff or designee will select at random assignments from that log for evaluation for two years.
- (4) Pierce agrees that the Board shall have the right to review files for a period of two years from the date of the agreed order.
- (5) Pierce shall agree to send to the Board staff a copy of each appraisal of residential properties having uses greater than 4-units prior to the appraisal report being submitted to the client for a period of 6 months from the date of the agreed order. The Board staff will review the report, reply to the respondent with any suggested changes within a 24-hour period of time. This requirement will be effective until the appraiser has completed all education named in (a)(1) above and the Board and staff determine sufficient progress has been made to end the requirement.

(2) Case No. 07-29 – Grievant: KREAB

Respondent: Gerald Florence

Motion by Paul Moore, second by Loren Huff and the Board unanimously accepted the agreed order, whereby,

- (a) Florence certification shall be suspended for 365 days, effective upon the entry of this Order by the Board from practicing any real property appraiser service in Kentucky. Said suspension is probated with successful completion of the terms of the agreed order.
  - (1) Florence shall complete a 15 hour National USPAP, including successful completion of the final examination, a 30 hour General Income course, including successful completion of the final examination, a 15 hour Report Writing, including successful completion of the final examination, Said 60 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 July 1, 2008.
  - (2) Florence shall have no more than one Associate appraisers for a period of three (3) years from the date of the agreed order.
  - (3) Florence shall maintain a log and said log shall be provided to the Board upon request within 48-hour notice and the Board staff or designee will select at random assignments from that log for evaluation for two years.
  - (4) Florence agrees that the Board shall have the right to review files for a period of two years from the date of the agreed order.

- (5) Florence shall agree to send to the Board staff a copy of each appraisal of residential properties having uses greater than 4-units prior to the appraisal report being submitted to the client for a period of 6 months from the date of the agreed order. The Board staff will review the report, reply to the respondent with any suggested changes within a 24-hour period of time. This requirement will be effective until the appraiser has completed all education named in (a)(1) above and the Board and staff determine sufficient progress has been made to end the requirement.
- (3) Case No. 07-05 – Grievant: KREAB – Case submitted at the Feb. 2008 Board meeting  
Respondent: Leslie Moore  
Motion by Theresa Marshall, second by Loren Huff and the Board agreed to dismiss the case with a letter of advice.
- (4) Case No. 07-35 – Grievant: Christian Van Meter Patterson  
Respondent: Ben H. Campbell  
Motion by Paul Moore, second by Theresa Marshall and the Board agreed to issue a Letter of Admonishment with recommendation to take a 7 hour Scope of Work class with said 7 hours being able to apply toward the June 30, 2008 renewal.
- (5) Case No. 07-04 – Grievant: KREAB  
Respondent: William P. Sanderfer, Jr.  
Motion by Paul Moore, second by Theresa Marshall and the Board voted to table the case until the May 2008 Board meeting.

#### D. Hearings

- (1) Elnoria Wyatt – Case No. 05-73 – James Grawe stated an agreement should be presented to the Board at the April Board Meeting.
- (2) Harold Brantley – Case No. 06-22
- (3) Quinton Durham – Case No. 07-09
- (4) Marshall Flynn – Case No. 07-42
- (5) Stan Chase – Case No. 07-59

#### MISCELLANEOUS

##### The Board reviewed:

- A. Request from Bev Dyrdek for refund on seminar – Motion by Paul Moore, second by Theresa Marshall and the Board agreed that Ms. Dyrdek may apply the \$125.00 credit toward a KREAB seminar offered in 2009.
- B. Continuing Education Course Evaluation Transmittal Forms from all the 2008 KREAB Seminars
- C. Request from Gail Goff for refund on seminar or apply fee toward next year seminar – Motion by Paul Moore, second by Theresa Marshall and the Board agreed that Ms. Goff may apply the \$125.00 credit toward a KREAB seminar offered in 2009.
- D. Notice of non-renewal from Charles E. Mosley – Associate appraiser – The Board agreed an offer to surrender his license as if revoked will be made to Mr. Mosley by an Agreed Order.

E. Contracts Bids Received – Larry Disney and Dennis Badger recused themselves from discussion on the investigation contract and left the Board room.

- 1) Investigation Services – Badger Investigative Services – The Board voted to table the discussion on the investigation contract until the special called meeting on April 25<sup>th</sup>, 2008.

Motion by Paul Moore, second by Loren Huff and the Board unanimously agreed to hold a special called meeting on Friday, April 25<sup>th</sup>, 2008 at 12:00 noon to discuss the investigative contract.

Larry Disney and Dennis Badger returned to the Board room.

- 2) Distance Education – Dr. Don E. Bodley – Motion by Paul Moore, second by Theresa Marshall and the Board voted to accept the bid of Dr. Don E. Bodley.
- 3) Testing
  - a) AMP – Motion by Loren Huff, second by Paul Moore and the Board accepted the bid of AMP.
  - b) Pearson Vue – declining the opportunity to bid – The Board reviewed the letter submitted by Pearson Vue.

F. 2008 KREAB Seminar Totals

G. List of individuals that did not complete agreed order requirements – James Grawe notified the Board that information was ready to file to schedule a hearing for Stan Chase, James DeRossett, Wendy Graves and Shelby Kindred. The additional individuals will be ready to file at the May 2008 Meeting.

H. Budget Ending March 31, 2008

I. Open Case Information

J. Board Discussion on Background Check

K. Discussion on Pearson Vue offering background checks

K. The Appraisal Subcommittee will be at the Board office in January 2009.


L. Letter to ASC – Proposed amendment to ASC Policy Statement 10.

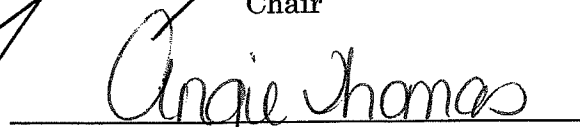
M. Memo on Home Value Protection Program & Cooperation Agreement.

The next Board meeting in May has been rescheduled for Wednesday, May 28, 2008 at 9:00 a.m. at the Board office.

The June Board meeting will be Tuesday, June 24<sup>th</sup>, 2008.

Motion by Paul Moore second by Loren Huff and the Board voted unanimously to adjourn the meeting.

  
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Chair

  
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Staff Assistant