

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

June 24, 2008 – Board Office

PRESIDING OFFICER

J.W. Grabeel, Chair

ROLL CALL

Present:

J.W. Grabeel, Chair
Loren C. Huff, Vice Chair
Dorsey Hall, Board Member
Paul Moore, Board Member

Present Also:

Larry Disney, Executive Director
Angie Thomas, Staff Assistant
James Grawc, Board Counsel

Absent:

Theresa Marshall, Board Member

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

Calen Studler appeared before the Board concerning the rejection of his Certified Residential certificate.

Motion by Dorsey Hall, second by Paul Moore and the Board unanimously approved the May 28, 2008 minutes.

EDUCATION

Motion by Paul Moore, second by Dorsey Hall and the Board unanimously agreed to approve the following education courses for fiscal year 2008-09:

A. Courses for RENEWAL or NEW fiscal year 2008-09

- (1) Appraisal Institute – Two (2) online continuing education, one (1) online qualifying education, two (2) classroom continuing education and two (2) classroom qualifying education:

- (a) Online Forecasting Revenue – 7 hours CE online
 - (b) Appraisal Review General – 7 hours CE classroom
 - (c) Alternative Uses & Cost Valuation of Small, Mixed Used Properties – 16 hours QE and 14 hours CE
 - (d) Sales Comparison Valuation of Small, Mixed-Use Properties – 16 hours QE and 14 hours CE
 - (e) Online Residential Site Valuation & Cost Approach – 15 hours QE and 14 hours CE
 - (f) Online Marshall and Swift Residential Cost Training – 10 hours CE
 - (g) Introduction to FHA Appraising – 7 hours CE
- (2) Wachovia Appraisal Training – One (1) continuing education course:
- (a) National USPAP Update course – 7 hours
- (3) Worldwide ERC – One (1) online continuing education course:
- (a) Online – The Relocation Appraisal Training Program – 6 hours
- (4) National Association of Independent Fee Appraisers – Four (4) continuing education courses:
- (a) 1.5C Residential Analysis for Small Income Property Appraisals – 8 hours
 - (b) 5.3 Scope of Work – 7 hours
 - (c) Institutional Fraud – 4 hours
 - (d) Easement, Profits and Licenses in Land – 8 hours
- (5) Wilson Education Group – Nine (9) qualifying education and two (2) continuing education courses:
- (a) WEG 370 - National USPAP Course – 15 hours QE and 14 hours CE
 - (b) WEG 400 – Basic Appraisal Principles – 30 hours QE and 29 hours CE
 - (c) WEG 401 – Basic Appraisal Procedures – 30 hours QE and 29 hours CE
 - (d) WEG 432 – Residential Sales Comparison Approach – 15 hours QE and 14 hours CE
 - (e) WEG 434 – Residential Report Writing – 15 hours QE and 14 hours CE
 - (f) WEG 435 – Statistics, Modeling & Finance – 15 hours QE and 14 hours CE
 - (g) WEG 437 – Site and Site Improvement – 15 hours QE and 14 hours CE
 - (h) WEG 443A – Intro. To Income Property Appraising – 15 hours QE and 14 hours CE
 - (i) WEG 443B – Capitalization Applications – 15 hours QE and 14 hours CE
 - (j) WEG 371 – National 7 hour USPAP Update – 7 hours CE
 - (k) WEG 2008 – 2008 Appraisal Issues – 7 hours CE
- (6) Career WebSchool – Nine (9) internet qualifying education and one (1) internet continuing education course:
- (a) Appraisal Methods – 15 hours QE and 14 hours CE
 - (b) Basic Appraisal – 60 hours QE
 - (c) Basic Appraisal and Reports – 75 hours QE
 - (d) Basic Appraisal Principles – 30 hours QE
 - (e) Basic Appraisal Procedures – 30 hours QE
 - (f) Residential Appraiser Site Valuation and Cost Approach – 15 hours QE and 14 hours CE
 - (g) Residential Market Analysis and Highest and Best Use – 15 hours QE and 14 hours CE
 - (h) Residential Report Writing and Case Studies – 15 hours QE and 14 hours CE

- (i) Residential Sales Comparison and Income Approaches – 30 hours QE
 - (j) A URAR Form Review – 7 hours CE
- (7) U.S. Department of Housing and Urban Development – One (1) continuing education course: IMPROVE 07-08 AND 08-09
- (a) FHA Basics for Appraisers – 7 hours
- (8) Dennis Badger & Associates – Two (2) qualify education and eleven (11) continuing education courses:
- (a) Beginning Income Capitalization A & B – 15 hours QE
 - (b) National USPAP Course – 15 hours QE
 - (c) ANSI Z765 – 3.5 hours CE
 - (d) Beginning Income Capitalization A – 7 hours CE
 - (e) Beginning Income Capitalization B – 7 hours CE
 - (f) Common Deficiencies in the Scope of Work – 3.5 hours CE
 - (g) FNMA 2006 – 7 hours CE
 - (h) Fraud & Flipping – 7 hours CE
 - (i) Manufactured Housing – 7 hours CE
 - (j) Minimizing Risk in Appraisal Practice – 7 hours CE
 - (k) National USPAP Update – 7 hours CE
 - (l) Residential Design and Construction – 3.5 hours CE
 - (m) Sales Comparison Fundamentals – 7 hours CE

EXPERIENCE

Motion by Paul Moore, second by Loren Huff and the Board unanimously agreed to approve the following:

- (1) Clifford Bennett – Approve for Certified Residential
- (2) Jennifer Brown – Approve for Certified Residential
- (3) Christopher Gammon – Approve for Certified Residential
- (4) Christopher Hook – Approve for Certified Residential
- (5) Layton Hudson – Approve for Certified Residential
- (6) Darrel Skrine – Approve for Certified General

Motion by Dorsey Hall, second by Paul Moore and the Board unanimously agreed to approve the following:

- (1) Jonathan Disney – Approve for Certified General – Paul Moore did the review of this applicants experience reports. Larry Disney was not involved in the approval process.

Motion by Loren Huff, second by Dorsey Hall and the Board unanimously agreed to reject the following:

- (1) Scott Branscome – Submit two additional residential appraisals
- (2) Pamela Spencer – Submit two additional residential appraisals

CERTIFICATION/LICENSURE

Motion by Dorsey Hall, second by Paul Moore and the Board voted to approve a total of 9 individuals for certification/licensure.

- (1) James Ryan Bays – Certified Residential – Reciprocal with Illinois
- (2) Clifford Bennett – Certified Residential
- (3) Jennifer Brown – Certified Residential
- (4) Christopher Gammon – Certified Residential
- (5) Daniel Helfen – Associate
- (6) Catherine K. Hollowell – Certified Residential – Reciprocal with Ohio
- (7) Christopher Hook – Certified Residential
- (8) Layton Hudson – Certified Residential
- (9) Darrel Skrine – Certified General

Motion by Loren Huff, second by Dorsey Hall and the Board unanimously agreed to approve the following individual:

- (1) Jonathan Disney – Certified General – Larry Disney was not involved in the approval process of this individual.

COMPLAINT

A. The Board was advised there have been a total of 58 cases filed for 2008.

B. Orders:

- (1) Case No. 07-22 - Grievant: KREAB
Respondent: John Hoover
Motion by Paul Moore, second by Dorsey Hall and the Board unanimously agreed to dismiss the case.

C. Hearings

- (1) Elnoria Wyatt – Case No. 05-73 – James Grawe stated Ms. Wyatt agreed not to renew
- (2) Harold Brantley – Case No. 06-22 – Formal complaint was prepared and signed at the meeting.
- (3) Quinton Durham – Case No. 07-09 – Formal complaint was prepared and signed at the meeting.
- (4) Marshall Flynn – Case No. 07-42
- (5) Stan Chase – Case No. 07-59

D. J.W. Grabeel, Chair appointed Dorsey Hall and Paul Moore to work on the RFP for the Investigator contract.

MISCELLANEOUS

The Board reviewed:

- A. J.W. Grabeel will relinquish the duties as Chair to Loren Huff while Mr. Grabeel will be out of the state.
- B. Motion by Dorsey Hall, second by Paul Moore and the Board agreed to authorize hearings to be held with a hearing panel.
- C. J.W. Grabeel, Chair appointed Loren Huff and Paul Moore to work on the Kentucky Administrative Regulations.
 - (1) Continuing Education
 - (2) Experience Log
 - (3) Experience credit for Supervisor not addressing Associate in report
 - (4) Background check
- D. Correspondence regarding Roger Embry
- E. Letter from Lynn Prichard in regards to the agreed order requirements – Motion by Dorsey Hall, second by Loren Huff and the Board unanimously agreed that Mr. Prichard may be granted an extension with the stipulation that he respond within 10 days of notice of the letter that he as registered for the required education courses and a 60 day extension will be granted with a fine of to be paid of \$500.00. The Board also agreed that the 15 hour General Income course may be substitute for another course approved by Mr. Larry Disney.
- F. 201 KAR 30:030 – Regulation change
- G. Information concerning continuing education if a course can be repeated from year to year
- H. Request from Kenneth Slone for an extension to keep his license in an inactive status. His three year requirement date will expire June 30, 2008. – The Board denied the request. The law states the limit is for 3 years to be inactive.
- I. Gerald Florence - Request for an extension to complete agreed order requirement – Motion by Dorsey Hall, second by Paul Moore and the Board granted him an extension until December 31, 2008.
- J. John D. McIntyre – Request for renewal with agreed order issued from Ohio Appraisal Board – Motion by Dorsey Hall, second by Paul Moore and the Board agreed to issue Mr. McIntyre renewal based on Mr. McIntyre being in good standing with the state of Ohio.
- H. Appraiser Qualifications Board Guide Note 6 (GN-6)
- I. Associate appraisers owning appraisal companies and having certified appraisers working for the Associates
- J. Associates not signing and not be given credit for the appraisals
- K. Flex Work Schedule – The Board agreed the staff may work a flex work schedule.
- L. Dirk Schneider – Request for renewal with agreed order issued from the Ohio Appraisal Board. Motion by Dorsey Hall, second by Loren Huff and the Board unanimously denied the request until a letter of good standing is issued from the State of Ohio.
- M. Mr. Disney informed the Board that the Appraisal Subcommittee will be coming to the Board in January 2009 and the case load should be up to date.
- N. Wendy Graves – Has a hearing scheduled for June 27th for not meeting the agreed order requirements. The Board agreed that Ms. Graves must attend the hearing.
- O. Larry Disney informed the Board that an investigator training session is available through AARO.

Motion by Paul Moore, second by Loren Huff and the Board reversed their decision and agreed that Mr. Calen Studler may proceed with the upgrade to Certified Residential.

The next Board meeting in May has been rescheduled for Friday, July 25, 2008 at 9:00 a.m. at the Board office.

Motion by Dorsey Hall second by Paul Moore and the Board voted unanimously to adjourn the meeting.


Chair


Staff Assistant