

## KENTUCKY REAL ESTATE APPRAISERS BOARD

### TYPE OF MEETING

Special Meeting

### DATE AND LOCATION

September 23, 2016 – Natural Bridge State Park

### PRESIDING OFFICER

Thomas Oliver, Chair

### ROLL CALL

Present:

Thomas Oliver, Board Member - Chair  
Dann Cann, Board Member – Vice Chair  
Kathy Mayfield, Board Member  
Jeff Fultz, Board Member  
Dwain Wheeler, Board Member

Present Also:

Larry Disney, Executive Director  
Tom Veit, Executive Assistant  
Angie Thomas, Staff Assistant  
Kim Mathias, Executive Secretary  
Nicole Biddle, Attorney General Office

Chair, Thomas Oliver opened the meeting by welcoming the guest in attendance.

### MINUTES

Motion by Kathy Mayfield, second by Jeff Fultz and the Board unanimously approved the August 26, 2016 minutes. Roll call – Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler - Yes.

## EDUCATION

Motion by Dwain Wheeler, second by Kathy Mayfield and the Board unanimously approved the following education courses for Fiscal Year 2016-17. Roll call – Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler - Yes.

1. American Society of Farm Managers & Rural Appraisers
  - A. Rapid Fire Case Studies 2016 – 6 hours CE Classroom
2. Appraisal Institute
  - A. Review Case Studies – Residential- 15/14 CE hours Classroom
  - B. Residential & Commercial Valuation of Solar - 15/14 CE hours Classroom
3. McKissock, LLC
  - A. Residential Property Inspection for Appraisers – 7 hours CE Online
  - B. The Income Approach: An Overview – 7 hours CE Online

## EXPERIENCE REVIEW

Motion by Dwain Wheeler, second by Dann Cann and the Board unanimously approved the following individual experience. Roll call – Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler - Yes.

1. Jennifer Driskell – Approve experience for Certified Residential. She must pass the CR exam.

## CERTIFICATION/LICENSURE

Approval – Appraisers – Motion by Dwain Wheeler, second by Jeff Fultz and the Board voted to approve the following certification list of appraisers. Roll call – Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler - Yes.

1. Appraisers
  - A. Rebecca Abbott – Certified General
  - B. Matthew V. Albigese – Certified General (GA)
  - C. Steven Bolton – Certified General (OH)
  - D. John C. Daniel, III – Certified General (NC)

- E. Jason D. Finley – Certified General (AL)
- F. Mark J. Friday, Jr. - Associate
- G. Caroline Hardesty – Certified Residential
- H. Terry O. Herrington, Jr. – Associate
- I. Michael L. Hunter – Certified General (GA)
- J. Jeffrey Scott Leamon – Certified General (TN)
- K. Rhonda D. Leamon – Certified Residential (TN)
- L. Fred Macke – Certified Residential (OH)
- M. Brent W. Maier – Certified General (IL)
- N. Steven Tyler Murphy - Associate
- O. Denise A. Proffitt – Associate
- P. Laura L. Roberts – Certified Residential (TX)
- Q. Daniel Schiavoni – Certified General (OH)
- R. Matthew Sexton – Certified General
- S. Matthew T. Shepherd - Associate
- T. Hannah Walker – Associate
- U. Weston A. Woodford – Certified General (TN)

Applicant for compliance manager for an AMC with prior conviction - Motion by Dann Cann, second by Jeff Fultz and the Board approved the application. Roll call – Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler - Yes.

AMC with prior conviction - Motion by Dann Cann, second by Kathy Mayfield and the Board approved the application. Roll call – Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler - Yes.

AMC with prior disciplinary action – The Board tabled the discussion in order to request additional information from the AMC.

AMC with prior conviction - Motion by Dann Cann, second by Jeff Fultz and the Board approved the application. Roll call – Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler - Yes

## COMPLAINT

1. The Board reviewed the Case Summary Chart. Tom Veit reported 24 appraiser cases and 0 AMC case have been filed for 2016.
2. Case No. 16-11– Motion by Kathy Mayfield, second by Dwain Wheeler and the Board unanimously agreed to set for an informal mediation and if not successful to set the case for a hearing. Roll call – Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain.

3. Case No. 16-14– Motion by Dann Cann second by Jeff Fultz and the Board agreed to dismiss the case with a letter of caution. Roll call – Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler - Yes.
4. Case No. 16-03– Motion by Dwain Wheeler, second by Jeff Fultz and the Board unanimously agreed to dismiss the case. Roll call – Kathy Mayfield –Recused herself from any vote because she participated in the pre-adjudicative phase of this preceding.; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler - Yes.
  - A. Case No. 16-21–  
Agrees the Certified appraiser license is hereby surrendered as if revoked at close of business on August 26, 2016. Respondent further agrees to not seek or otherwise be eligible for reinstatement or certification for a period of three (3) years from the date of this AO. If respondent seeks to reinstate a certification at the end of the three (3) year period, the provisions of KRS 324A.050(2) shall apply to the petition for reinstatement. This action shall constitute disciplinary action.

## ATTORNEY REPORT

1. Cases pending or on appeal
  - a. Case Nos. 08-49 through 08-57 and 09-02, 09-03 and 09-07-- KY Court of Appeals – Waiting on Court to decide on appeal – Oral Argument is set for August 23, 2016 – Pending Decision by Court
2. Ethics Training - Nicole Biddle presented the Board with information on Ethical Guidelines for Members of Executive Branch Boards and Commission.

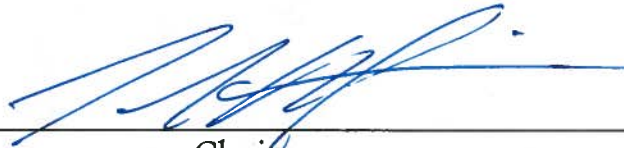
## MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. Budget Ending August 31, 2016 – Larry Disney advised the Board the budget is very healthy and very sustaining.

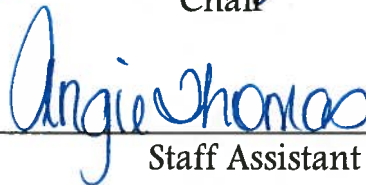
- B. 2017 KREAB Seminars – The Board agreed for staff to obtain dates and locations for the following 2017 seminars and present information at the October or November Board meeting.
- i. Four Appraiser Seminars
  - ii. AMC Seminar
  - iii. AMC, Lender, Appraiser Panel
- C. Fee Study Update – Larry Disney reported there were a record number of responses from appraisers and lenders. The study should be completed and available in October.
- D. October Board Meeting – Friday, October 28, 2016 at Board office.
- E. Leigh Ann Thacker presented information to the Board concerning a possible regulation change to reflect a 3 hour voluntary Manufactured Housing Course to be completed by appraisers prior to appraising manufactured homes. The Board advised Ms. Thacker the request would be taken under consideration and advise her of the decision.

Motion by Dwain Wheeler, second by Jeff Fultz and the Board agreed to adjourn the meeting. Roll call – Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler - Yes.



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Chair



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Staff Assistant