

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Special Meeting

DATE AND LOCATION

November 17, 2016 – Board Office

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 Dwain Wheeler, second by Kathy Mayfield and the Board unanimously approved the October 28, 2016 minutes. Roll call – Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler - Yes.

EDUCATION

Motion by Jeff Fultz, second by Dwain Wheeler 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. McKissock
 - A. Supporting Your Adjustments – Methods for Residential Appraisers – 3 hours CE Online
 - B. Appraisal Practices of Manufactured Housing – Live Webinar – 3 hours CE Online

2. Courses for Individual Credit
 - A. AARO – AARO’s 2016 Fall Conference – 13.25 hours CE

EXPERIENCE REVIEW

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

1. Lauren Meyer - Approve experience for Certified Residential. She needs to pass the Certified Residential exam.
2. Michael S. Ray - Approve experience for Certified Residential. He needs to pass the Certified Residential exam.

CERTIFICATION/LICENSURE

Approval – Appraisers – Motion by Jeff Fultz, second by Dwain Wheeler 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. Jean E. Bennett – Certified Residential (IN)
 - B. Matthew C. Boyd - Associate
 - C. Timothy E. Fitzgibbons – Certified General (IL)
 - D. John Brad Godbey – Certified General
 - E. Joshua Mann - Associate
 - F. Jason P. Minner - Associate
 - G. Anthony S. Wheeler – Certified General

Approval – Appraisal Management Companies– Motion by Dwain Wheeler, second by Kathy Mayfield and the Board voted to approve the following certification list of AMC's. Roll call – Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler - Yes.

1. Apex Appraisal Service, Inc. - #165
2. Appraisal Linx, Inc. - #166

AMC Renewal Application – Motion by Jeff Fultz, second by Dwain Wheeler and the Board unanimously agreed to renew the AMC with a letter of advisement concerning the charges brought against the AMC by another State Agency and request a list of Kentucky appraisers from the company.

COMPLAINT

1. The Board reviewed the Case Summary Chart. Tom Veit reported 30 appraiser cases and 0 AMC case have been filed for 2016.
2. Case No. 16-19– Motion by Dwain Wheeler, second by Kathy Mayfield and the Board unanimously agreed to set the case 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 Wheeler - Yes.
3. Case No. 16-25– Motion by Jeff Fultz, second by Dwain Wheeler and the Board unanimously agreed to dismiss the case. Roll call – Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler - Yes.
4. Case No. 16-12– Motion by Dann Cann, second by Kathy Mayfield and the Board unanimously agreed to the following agreed order. Roll call – Kathy Mayfield – Yes; Dann Cann –Yes; Jeff Fultz – Yes; Dwain Wheeler - Recused himself from any vote because he participated in the pre-adjudicative phase of this preceding;

Respondent 1 – Supervisor

- Respondent shall be fined the sum of \$2,500 with total amount due by December 31, 2016.
- Respondent shall complete a four (4) hour education course Report Certifications: What Am I Signing and Why? Said 4 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:125. The course work required herein shall be completed by June 30, 2017.

- Respondent agrees to submit an experience log of work each quarter for two years from the date of the signed agreed order. Respondent shall grant the Board members, Board staff, or assigns of the Board access to all appraisal, appraisal review and appraisal consulting files at such time as a request to view the files is presented.
- Respondent agrees that if the term of the agreed order set forth in 6(a)(b) are not completed by June 30, 2017, then the Board shall suspend his certificate.

Respondent 2 – Associate

- Dismiss with a letter of advice and Associate agrees to complete a four (4) hour education course Report Certifications: What Am I Signing and Why? Said 4 hours of education can be applied toward the regular continuing education requirement.

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 – Final decision by Court of Appeals

MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. Budget Ending October 31, 2016 – Larry Disney advised the Board the budget is very healthy and very sustaining.
- B. Desktop Computers for Staff - Motion by Dann Cann, second by Dwain Wheeler and the Board unanimously approved the purchase of four desktop computers for staff. Roll call – Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler - Yes.
- C. Appraisal Management Companies – 120 total to date
- D. December Special Board Meeting – Friday, December 16, 2016 at Board Office.

Executive Session

Motion by Dwain Wheeler, second by Jeff Fultz and Board agreed to go into Executive Session per KRS 61.810(1)(c)(f)(k)(i) to discuss budget/personnel matters. Roll call – Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler – Yes.

Motion by Dwain Wheeler, second by Jeff Fultz and Board agreed to return from Executive Session. Roll call –Kathy Mayfield – Yes; Dann Cann – Yes; Jeff Fultz – Yes; Dwain Wheeler – Yes.

Motion by Kathy Mayfield, second by Dwain Wheeler and the Board unanimously agreed to request an allotment increase of \$40,000 to cover anticipated nonrecurring retirement payout requirements.

Thomas Oliver, Chair presented Mrs. Kathy Mayfield with a plaque on behalf of the Board and Staff and expressed appreciation to Mrs. Kathy Mayfield on her past six years as a Consumer Board Member of the KREAB.

Motion by Dann Cann, 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.

 12/14/2016

Chair



Staff Assistant