

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Special Meeting

DATE AND LOCATION

December 16, 2016 – Board Office

PRESIDING OFFICER

John G. Kenkel, Jr., Chair

ROLL CALL

Present:

John G. Kenkel, Jr., Board Member – Chair
A. Dwain Wheeler, Board Member
Jeff Fultz, Board Member, Ex Officio Member

Present Also:

Larry Brown, Commissioner, Department of Professional Licensing
Kenneth Warden, Executive Director, Kentucky Real Estate Authority
Larry Disney, Administrative Coordinator
Tom Veit, Executive Assistant
Angie Thomas, Staff Assistant
Kim Mathias, Executive Secretary
Nicole Biddle, Attorney General Office

Absent:

Russ C. Lohan, Board Member
Dann Cann, Ex Officio Member

Administrative Coordinator, Larry Disney opened the meeting by welcoming the guest in attendance. Mr. Disney advised the guest of the Executive Order 2016-859 issued by the Governor relating to the reorganization of the Office of Occupations and Professions, The Real Estate Commission, The Real Estate Appraisers Board, the Board of Auctioneers, and the Kentucky Board of Home Inspectors and the creation of the Kentucky Real Estate Authority. The executive order abolishes the Real Estate Appraisers Board and creates the Board of Appraisers under the Kentucky Real Estate Authority.

Administrative Coordinator, Larry Disney introduced the new board members appointed by Governor Bevin.

John G. Kenkel, Jr. – Board Chair
Russ C. Lohan – Board Member - Absent
A. Dwain Wheeler – Board Member

Administrative Coordinator, Larry Disney introduced Kenneth Warden as the new Executive Director of the Kentucky Real Estate Authority.

OATH OF OFFICE

Mr. John G. Kenkel, Jr. was sworn in as member of the Board of Appraisers by Notary Public, Angie Thomas.

Mr. A. Dwain Wheeler was sworn in as member of the Board of Appraisers by Notary Public, Angie Thomas.

MINUTES

Motion by Dwain Wheeler, second by John G. Kenkel, Jr. and the Board unanimously approved the November 17, 2016 minutes. All in favor, motion passed.

EDUCATION

Motion by Dwain Wheeler, second by John G. Kenkel, Jr. and the Board unanimously approved the following education courses for Fiscal Year 2016-17. All in favor, motion passed.

1. Appraisal Institute
 - A. Valuation of Conservation Easements – 28/30 hours CE classroom
2. McKissock
 - A. Understanding Owner Occupied Properties – A Guide for Commercial Appraisers – 7 hours CE Classroom
 - B. Understanding Limited Services Hotels – The Basics of Hotel Appraising – 7 hours CE Classroom
 - C. Support Your Adjustments – Techniques for Residential Appraisers – 4 hours CE Classroom

- D. Danger Ahead: Appraisal Disciplinary Cases – 3 hours CE Classroom
- 3. Appraisal Institute – Bluegrass Chapter
 - A. Drone Technology and Its Impact on the Appraiser Industry – 7 hours CE classroom
 - B. Complex Litigation Appraisal Case Studies – 7 hours CE classroom
- 4. Individual credit
 - A. Appraisal Institute – Ohio Chapter
 - 1. 39th Annual Economic Seminar – 7 hours CE classroom

CERTIFICATION/LICENSURE

Approval – Appraisers – Motion by Dwain Wheeler, second by John G. Kenkel, Jr. and the Board voted to approve the following certification list of appraisers. All in favor, motion passed.

B. Approvals

1. Appraisers

- A. Daniel J. Burch – Certified General (TN) - Reciprocal
- B. Jim R. Clower, Sr., - Certified General (GA) - Reciprocal
- C. David W. Irish – Certified General (FL) - Reciprocal
- D. Kevin Kustes – Certified Residential
- E. Lauren Meyer – Certified Residential
- F. William K. Penwell – Certified General (IN) - Reciprocal
- G. John E. Quillian – Certified General (GA) - Reciprocal
- H. Dylan Stacey – Certified General
- I. Jonathan Walker – Certified Residential

Total Appraisers as of December 9, 2016

- Certified General – 636
- Certified Residential – 733
- Licensed Residential – 11
- Associate – 180
- Total – 1,560 Appraisers**

2. Appraisal Management Company –

- 1. JLL Valuation & Advisory Services, LLC - #167
- 2. Heartland Valuation Service, LLC - #168

Total AMC's as of December 9, 2016 – 123 AMC's

COMPLAINT

1. The Board reviewed the Case Summary Chart. Tom Veit reported 30 appraiser cases and 0 AMC case have been filed for 2016. 11 appraiser cases are open.
2. Case No. 16-13– Motion by John G. Kenkel, Jr. second by Dwain Wheeler and the Board unanimously agreed to set the case for an informal mediation and if not successful to set the case for a hearing. All in favor, motion passed.

ATTORNEY REPORT

Administrative Regulations to be amended – Table until January 2017.

MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. Budget Ending November 30, 2016
 - i. Pending Invoices to be paid
 - a. SHI – Board Effect - \$921.00 (This will be the final payment)
– The Board agreed to take a second look at the service and bring back recommendation at a future board meeting.
 - b. AT&T - \$456.98
 - c. AT&T - \$120.00
 - d. Appraiser Fee Study – \$9,674.00 (Contract approved in July)
(AMOUNT PAID per the request of GAPS)
 - e. Larry Disney – Reimburse for mailing two board packages overnight - \$24.43

Motion by John G. Kenkel, Jr., second by Dwain Wheeler and the Board voted to approve the budget of November 30, 2016 and expenses. All in favor, motion passed.

- B. 2017 Board Meeting Dates

Motion by John G. Kenkel, Jr., second by Dwain Wheeler and the Board voted to approve the 2017 Board meeting dates. All in favor, motion passed.

C. 2017 Board Seminars

Motion by Dwain Wheeler., second by John G. Kenkel, Jr. and the Board voted to approve the 2017 Board seminar dates. All in favor, motion passed.

D. The Commission on Proprietary Education – Table until the January 2017 Board meeting

E. ASC Review – March 22-24, 2017 (Exit interview March 24, 2017 Board meeting)

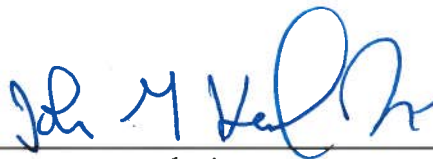
F. January Board Meeting – Friday, January 27, 2017 – 9:00 a.m.

The Chair opened the meeting for public comments. Public comments were made by Mr. Marvin Dever, Mr. Glen Katz and Mr. G. Herbert Pritchett.

Mr. Larry Brown, Commissioner, Kentucky Department of Professional Licensing provided comment to the staff, new members and guest concerning the reorganization.

Mr. Kenneth Warden, Executive Director, Kentucky Real Estate Authority made comments to staff, new members and guest on the direction of board.

Motion by Dwain Wheeler, second by John G. Kenkel, Jr., and the Board voted to adjourn the meeting. All in favor, motion passed.



Chair



Staff Assistant

