

## **KENTUCKY REAL ESTATE APPRAISERS BOARD**

### **TYPE OF MEETING**

Regular Meeting

### **DATE AND LOCATION**

January 27, 2017 – Board Office

### **PRESIDING OFFICER**

John G. Kenkel, Jr., Chair

### **ROLL CALL**

#### **Present:**

John G. Kenkel, Jr., Board Member – Chair  
A. Dwain Wheeler, Board Member  
Russ C. Lohan, Board Member  
Jeff Fultz, Board Member, Ex Officio Member  
Dann Cann, Board Member, Ex Officio Member

#### **Present Also:**

Kenneth Warden, Executive Director, Kentucky Real Estate Authority  
Larry Disney, Administrative Coordinator  
Tom Veit, Executive Assistant  
Angie Thomas, Staff Assistant  
Kim Mathias, Executive Secretary  
Carson Kerr, Board Counsel

Chair, John G. Kenkel, Jr. opened the meeting by welcoming the guest in attendance.

### **OATH OF OFFICE**

Mr. Russ Lohan was sworn in as member of the Board of Appraisers by Notary Public, Angie Thomas.

## ELECTION OF VICE CHAIR

A nomination was made by John G. Kenkel, Jr. for Dwain Wheeler to serve as Vice Chairman, second by Russ Lohan and the Board unanimously agreed to the nomination. All in favor, motion passed.

## PRESENTATION

Mr. Larry Disney made a presentation of appointment to each new Board member with a certificate signed by Governor Matt Bevin.

## MINUTES

Motion by Russ Lohan, second by Dwain Wheeler and the Board unanimously approved the December 16, 2016 minutes. All in favor, motion passed.

## EDUCATION

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

1. American Society of Farm Managers & Rural Appraisers
  - A. Appraising Natural Resources – 8 hours CE Classroom
  - B. Current Issues in Rural and Farm Estate – 6 hours CE Classroom
2. Marshall & Swift/Corelogic
  - A. Commercial Cost Approach Certification Internet Only – 5 hours CE online
  - B. Commercial Cost Approach Certification Classroom Only – 15 hours CE classroom
3. Appraisal Institute – Bluegrass Chapter
  - A. Valuation by Comparison: Residential Analysis & Logic – 7 hours CE Classroom
4. McKissock, LP
  - A. Introduction to Expert Witness Testimony for Appraisers – To Do or Not To Do – 4 hours CE Online

- B. A Review of Disciplinary Cases – How to Avoid a Visit with the Licensing Board – 3 hours CE Online
  - C. Workfile Documentation for Appraisers – 4 hours CE Online
5. Appraiser eLearning LLC
    - A. Selecting and Supporting Market Adjustments – 3 hours CE online
  6. Farm Credit Mid-America
    - A. AgWare Basic Techniques – 7 hours CE Classroom
  7. Marvin L. Dever
    - A. Understanding and Appraising Green Energy Efficient Homes – 7 hours CE Classroom
  8. Bryan S. Reynolds & Associates
    - A. The Appraisal Inspection and Property Red Flags – 7 hours CE Classroom
    - B. Basic Construction Refresher – 7 hours CE Classroom
  9. Lynx Valuation
    - A. Investment Analysis for Income Properties – 7 hours CE Classroom
    - B. Basic Construction Refresher – 7 hours CE Classroom

## CERTIFICATION/LICENSURE

Motion by Dwain Wheeler, second by Russ Lohan and the Board unanimously approved the following list of appraisers. All in favor, motion passed.

### A. Approvals

#### Appraisers

- A. Kyle J. Bryant – Certified General (IL) – Out of State
- B. Roy L. Cheaney – Certified Residential (IN) – Out of State
- C. Jessica Elliott – Associate
- D. Ann L. Graham – Certified General (NC) – Out of State
- E. Michael Hill – Certified General
- F. Kenneth Jagers – Certified General (KS) – Out of State
- G. Keith Z. Johnson - Associate
- H. Kurt H. Kiefer – Certified Residential (IN) – Out of State
- I. Sarah E. Land – Certified General (IN) – Out of State
- J. Nick Tyler McCartin – Certified Residential (IN) – Out of State
- K. Brenda G. McGowen – Certified Residential (FL) – Out of State

- L. Robert Clay Parker – Certified Residential (TN) – Out of State
- M. Davin F. Ramage – Associate
- N. Jeffrey T. Rouse – Certified General (MO) – Out of State
- O. Clayton J. Spence – Certified General (OH) – Out of State

Total Appraisers as of January 20, 2017

Certified General – 643

Certified Residential – 737

Licensed Residential – 11

Associate – 182

**Total – 1,573 Appraisers**

Motion by Dwain Wheeler, second by Russ Lohan and the Board unanimously approved the following list of Appraisal Management Companies. All in favor, motion passed.

Appraisal Management Company –

1. Asset Valuation Appraisal Inc. #169

2. Property InterLinks #170

Total AMC's as of January 19, 2017 – **124 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.
2. Case No. 16-16– Motion by Dwain Wheeler second by Russ Lohan 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.
3. Case No. 16-17– Motion by Dwain Wheeler second by Russ Lohan 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.
4. Case No. 16-27– Motion by Dwain Wheeler second by Russ Lohan and the Board unanimously agreed to dismiss the case. All in favor, motion passed.
5. Case No. 16-11– Motion by Dwain Wheeler second by Russ Lohan and the Board accepted the agreed order. All in favor, motion passed.

6. Case No. 16-13– Motion by Dwain Wheeler second by Russ Lohan and the Board accepted the two agreed orders and a Letter of Admonishment. All in favor, motion passed.
7. Case No. 16-15– Motion by Dwain Wheeler second by Russ Lohan and the Board accepted the agreed order. All in favor, motion passed.
8. Case No. 16-18 – Motion by Dwain Wheeler second by Russ Lohan and the Board accepted the agreed order. All in favor, motion passed.
9. Case No. 16-19– Motion by Dwain Wheeler second by Russ Lohan and the Board accepted the agreed order. All in favor, motion passed.

### MISCELLANEOUS

The Board reviewed and discussed the following information:


- A. Budget - Kentucky Real Estate Authority – The board made note of expenses and agreed to pay as noted.
- B. ASC Review – March 22-24, 2017 (Exit interview March 24, 2017 Board meeting)
- C. February Board Meeting – Thursday, February 23, 2017, 1:00 p.m. CST, Bowling Green, KY.
- D. February Seminar – Friday, February 24, 2017 – Bowling Green, KY
- E. February Seminar – Thursday, February 28, 2017 – Richmond, KY

The Board Members and staff honored Mr. Disney for his 20 years of excellent service to the Kentucky Real Estate Appraisers Board.

Directly after the meeting adjourned an open house was held for Mr. Larry Disney.

Motion by Dwain Wheeler, second by Russ Lohan, and the Board voted to adjourn the meeting. All in favor, motion passed.

  
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Chair

  
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Staff Assistant

