

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

March 24, 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 – Vice Chair
Russ C. Lohan, Board Member

Present Also:

Kenneth Warden, Executive Director, Kentucky Real Estate Authority
Tom Veit, Executive Assistant
Angie Thomas, Staff Assistant
Kim Mathias, Executive Secretary
Carson Kerr, Board Counsel
Rhonda Richardson, Board Counsel

Absent:

Dann Cann, Board Member, Ex Officio Member

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

Introduction of the Appraisal Subcommittee, Claire Brooks, Vicki Ledbetter Metcalf and Denise Graves.

MINUTES

Motion by Russ Lohan, second by Dwain Wheeler and the Board unanimously approved the February 23, 2017 minutes. All in favor, motion passed.

EDUCATION

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

1. McKissock, LP - Instructor Approval

Steve Maher – Instructor added to teach the following courses.

1. A Review of Disciplinary Cases – Live Webinar – 3 hours
2. Adjustment Support for Residential Appraisers – Live Webinar – 4 hours
3. Adjustments: Supported or Not Supported? – Live Webinar – 5 hours
4. Analyze This! Applications of Appraisal Analysis – Live Webinar – 4 hours
5. Appraisal Practices of Manufactured Housing – Live Webinar – 4 hours
6. Expert Witness Testimony: To Do or Not To Do – Live Webinar – 4 hours
7. Fannie Mae Appraisal Guidelines – Live Webinar – 4 hours
8. Issues in Appraiser Liability – Live Webinar – 4 hours
9. The FHA Handbook 4000.1 – Live Webinar – 5 hours
10. Recognizing Mortgage Fraud and It's Effects – Live Webinar – 4 hours
11. Work File: Your Best Defense Against an Offense – Live Webinar – 5 hours

Philicia Lloyd - Instructor added to teach the following courses.

- (a) Appraisers: How to Recognize and Avoid Mortgage Fraud – 7 hours
- (b) Appraising REO Properties – 4 hours
- (c) Exploring Appraiser Liability – 7 hours
- (d) National USPAP Update (2016-2017) – 7 hours
- (e) Strange but True: Appraising Complex Residential Properties – 7 hours
- (f) Support Your Adjustments – Techniques for Residential Appraisers – 4 hours
- (g) That's a Violation: Appraisal Standards in the Real World – 3 hours
- (h) The FHA Handbook 4000.1 – 7 hours
- (i) Understanding Limited Service Hotels – The Basics of Hotel Appraising – 7 hours
- (j) Understanding Owner Occupied Properties – A Guide for Commercial Appraisers – 7 hours
- (k) Valuing Vacant Land and Sites – 4 hours

2. McKissock - Course Approval

- (1) Self-Storage Appraisal :Understanding the Valuation Process – 7 hours CE Classroom

3. Dale Crump

- a) Introduction to Easements – 7 hours CE classroom

4. CoreLogic/Marshall & Swift

1. Residential Cost Approach Certification Classroom Only – 14/15 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. Jessica B. Baughman – Licensed Residential (UT)
- B. James R. Bradley – Certified General (TN)
- C. Daniel Carney - Associate
- D. Cory J. Hartfield – Certified General (OH)
- E. Weldon T. Hawkins – Certified General
- F. William Doug Heuer – Licensed Residential
- G. Michael Todd Mansfield - Associate

Total Appraisers as of March 15, 2017

Certified General – 648

Certified Residential – 737

Licensed Residential – 13

Associate – 186

Total – 1,584 Appraisers

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

Appraisal Management Company –

- A. Collateral Risk Management - #172

Total AMC's as of March 15, 2017 – **126 AMC's**

EXPERIENCE

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

1. Jonathan Tyler Hazelett – Approve Experience for Certified General. He needs to successfully pass the Certified General Appraisal Exam.
2. Colby Myers – Approve Experience for Certified General. He needs to successfully pass the Certified General Appraisal Exam.
3. Zachary Potts – Approve Experience for Certified Residential. He needs to successfully pass the Certified Residential Appraisal Exam.

COMPLAINT

1. The Board reviewed the Case Summary Chart. Tom Veit reported 11 appraiser cases and 0 AMC case have been filed for 2017.
2. Case No. 16-24– Motion by Dwain Wheeler, second by Russ Lohan and the Board 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. 16-26– Motion by Dwain Wheeler, second by Russ Lohan and the Board 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. 16-28– Motion by Dwain Wheeler, second by Russ Lohan and the Board 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.
5. Case No. 16-23– Motion by Russ Lohan, second by John Kenkel and the Board agreed to dismiss the case with steered education. Dwain Wheeler recused himself from any vote because he participated in the pre-adjudicative phase of this preceding. All in favor, motion passed.

MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. Budget - Kentucky Real Estate Authority – Motion by Russ Lohan, second by Dwain Wheeler and the Board approved the expenses paid for February and expenses reflected as of March 24, 2017. All in favor, motion passed.
- B. Proposed Regulation Changes – Motion by Dwain Wheeler, second by John Kenkel and the Board agreed to proceed with the proposed regulation changes to amend the regulations to meet the Appraiser Qualification Board minimum criteria and to revise the incorporated by reference date for the “Real Property Appraiser Qualification Criteria”. Russ Lohan voted no to changing 201 KAR 30:050 and 201 KAR 30:190. Motion passed with a second.
 1. 201 KAR 30:030
 2. 201 KAR 30:050
 3. 201 KAR 30:190
- C. March Seminar – Friday, March 31, 2017 – Louisville, KY
- D. April Seminar – Friday, April 28, 2017 – Florence, KY
- E. April Board meeting - Friday, April 28, 2017 at 4:30 p.m. – Florence, KY

Appraisal Subcommittee

Ms. Claire Brooks, Appraisal Subcommittee presented the preliminary compliance review results of Kentucky's appraiser Regulatory Program with Kentucky having no compliance issues noted. The preliminary letter will be forward to the Board for review and response.

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



Chair



Staff Assistant

