

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

August 25, 2017 – Board Office, Richmond, KY

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
Terry Bunnell, Board Member
Neil Tong, Board Member

Present Also:

Kenneth Warden, Executive Director, Kentucky Real Estate Authority
Carson Kerr – Counsel, PPC
Tom Veit, Executive Assistant
Angie Thomas, Staff Assistant

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

MINUTES

Motion by Terry Bunnell, second by Dwain Wheeler and the Board unanimously approved the July 28, 2017 minutes. All in favor, motion passed 5-0.

EDUCATION

Motion by Neil Tong, second by Dwain Wheeler and the Board unanimously approved the following education courses for Fiscal Year 2017-18. All in favor, motion passed 5-0.

A. Course Approval

- (1) Calypso Continuing Education
 - a. Construction Details: From Concept to Completion – 7 hours CE Online
- (2) McKissock, LP
 - a. Documenting the Appraiser's Workfile – 3 hours CE Classroom
- (3) American Society of Farm Managers & Rural Appraisers (ASFMRA)
 - a. Appraising Ag Facilities: Poultry Seminar – 8 hours CE Classroom
- (4) Bluegrass Chapter – Appraisal Institute
 - a. Hot Topics and Myths in Appraiser Liability – 4 hours CE Classroom
- (5) Appraiser eLearning LLC
 - a. Commercial Property Valuation – 7 hours CE Online

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 5-0.

A. Approvals

1. Appraisers

- A. Rebecca Bridges – Certified General
- B. Nathaniel Brown – Associate
- C. Anthony W. Carter – Certified General (FL)
- D. Rex S. Garrison – Certified General (TN)
- E. Joseph K. Ginn - Associate
- F. Michael P. Hunter – Certified General (OH)
- G. Tony M. Jenkins – Certified General (NC)
- H. Stephen E. Saunders – Certified General (FL)
- I. Elizabeth Goodman Schneider – Certified General (WI)
- J. Shaun Thornsberry – Associate
- K. Gregory C. Williams – Certified General (OH)

Total Appraisers as of August 22, 2017

Certified General – 630

Certified Residential – 709

Licensed Residential – 12

Associate – 174

Total – 1,525 Appraisers

Motion by Terry Bunnell, second by Neil Tong and the Board unanimously approved the following list of Appraisal Management Companies. All in favor, motion passed 5-0.

2. Appraisal Management Company (AMC)–
 1. Financial Dimensions, Inc. - #175
 2. Service 1st, LLC - #176
 3. PropertyRate, LLC - #177

Total AMC's as of August 17, 2017 – **130 AMC's**

The Board reviewed the list of temporary permits issued from the July Board meeting.

17-152	Lloyd-Jones	Anne
17-153	Landzaat	Mark A.
17-154	MacAdam	James D
17-155	Hemphill	Joshua
17-156	Anglyn	William
17-157	Jones	Ben
17-158	Pike	Terry
17-159	Martin	Callen C.
17-160	Stallings	Christopher
17-161	Gisclair	Jerry P.
17-162	Smith	Craig L.
17-163	Mellen	Suzanne R.
17-164	Gibson	William A.
17-165	Frayn	Scott
17-166	Glosser	Megan U.
17-167	Strong	Jonathan R.
17-168	LoMonaco	Jean-Pierre
17-169	Avant	Travis Lee
17-170	Hansen	Jeffrey L
17-171	Hansen	Jeffrey L
17-172	Hansen	Jeffrey L

17-173	Rundquist	Robert H.
17-174	White	Robert W.

EXPERIENCE REVIEW

All applicants have been reviewed for compliance with Kentucky Regulations and Appraiser Qualifications Board (AQB) criteria for experience.

Motion by Neil Tong second by Dwain Wheeler and the Board unanimously approved the following individuals for level referenced below pending they successfully pass the national appraiser examination. All in favor, motion passed 5-0.

- A. Patrick Musser – Approve experience for Certified General. He must take and pass the Certified General Exam.
- B. Bradley Barger – Approve experience for Certified Residential. He must take and pass the Certified Residential Exam.
- C. Alex T. Westendorf - Approve experience for Certified General. He must take and pass the Certified General Exam.

MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. Budget Ending July 31, 2017 and August 31, 2017 – Motion by Terry Bunnell, second by Neil Tong and the Budget approved the expense report for July and August 2017. All in favor, motion passed 5-0.
- B. Louisiana repealing controversial appraisal laws after FTC accused state of price-fixing – Article
- C. Seminars – The staff will obtain information and bring back to Board.
- D. KRS 335B – Board Discussion – Carson Kerr, Counsel will bring information to the Board when a list has been established.
- E. Board office move – Board Discussion – Motion by John Kenkel, second by Dwain Wheeler and the Board unanimously voted for the staff to negotiate a lease agreement with Division of Real Properties for office space in Richmond, KY. All in favor, motion passed 5-0.
- F. Lexington Appraiser sentenced
- G. September Board Meeting – September 22, 2017, 9:00 a.m. Richmond, KY
- H. The board accepted the fee for the 2018-2020 edition of the National USPAP Update manual. Staff will obtain the necessary approvals and begin the process of ordering the manuals for all appraisers in Kentucky.
- I. Mr. Larry Brown introduced Lara Thompson to the Board and staff as a new employee for the Board.

COMPLAINT

1. The Board reviewed the Case Summary Chart. Tom Veit reported 32 appraiser cases and zero AMC case have been filed for 2017.

EXECUTIVE SESSION

Per KRS 61.810 (1)(c) a motion was made by Terry Bunnell, second by Dwain Wheeler and the Board voted to go into executive session to discuss pending litigation. All in favor, motion passed 5-0.

Motion by Dwain Wheeler second by Russ Lohan and the Board voted to return to regular session. All in favor, motion passed 5-0.

- 1) Case No. 16-16 – Carson Kerr will be working on setting the case for a hearing.
- 2) Case No. 17-01 – Motion by Dwain Wheeler, second by Russ Lohan and the Board agreed to dismiss the case with steered education. Motion passed 4-0. Terry Bunnell recused himself from discussion.
- 3) Case No. 17-02, 17-03, 17-04 – Motion by Terry Bunnell, second by Neil Tong and the Board approved the Agreed Order. All in favor, motion passed 4-0. Dwain Wheeler recused himself from discussion.
- 4) Case No. 17-06 – Motion by Dwain Wheeler, second by Neil Tong and the Board approved the Agreed Order. All in favor, motion passed 4-0. Russ Lohan recused himself from discussion.
- 5) The board reviewed information on a motion filed by an appraiser in Franklin Circuit Court.

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



Chair

Angie Thomas
Staff Assistant

EXHIBITIVE RESOLUTION

1. The Board reviewed the complaint filed by the complainant on 10/15/17. The Board discussed the complaint and the complainant's request for a resolution. The Board discussed the complainant's request for a resolution and the Board voted to accept the complainant's request for a resolution. All in favor, motion passed 4-0.

2. The Board reviewed the complaint filed by the complainant on 10/15/17. The Board discussed the complaint and the complainant's request for a resolution. The Board discussed the complainant's request for a resolution and the Board voted to accept the complainant's request for a resolution. All in favor, motion passed 4-0.

3. The Board reviewed the complaint filed by the complainant on 10/15/17. The Board discussed the complaint and the complainant's request for a resolution. The Board discussed the complainant's request for a resolution and the Board voted to accept the complainant's request for a resolution. All in favor, motion passed 4-0.

4. The Board reviewed the complaint filed by the complainant on 10/15/17. The Board discussed the complaint and the complainant's request for a resolution. The Board discussed the complainant's request for a resolution and the Board voted to accept the complainant's request for a resolution. All in favor, motion passed 4-0.

5. The Board reviewed the complaint filed by the complainant on 10/15/17. The Board discussed the complaint and the complainant's request for a resolution. The Board discussed the complainant's request for a resolution and the Board voted to accept the complainant's request for a resolution. All in favor, motion passed 4-0.

[Signature]
Chair