



Andy Beshear
Governor

Kerry B. Harvey
Secretary

Ray A. Perry
Deputy Secretary

Public Protection Cabinet
Kentucky Board of Home Inspectors
Mayo-Underwood Building
500 Mero Street, 2NE09
Frankfort, KY 40601
<https://bhi.ky.gov>

Robert Astorino, Executive Director
Kentucky Real Estate Authority

John Hardesty, General Counsel
Kentucky Real Estate Authority

April 27 2021
10:00 A.M.

BOARD MEETING MINUTES

A Meeting of the Board of Home Inspectors was held via video teleconferencing on Tuesday, April 27, 2021 under the special meetings provisions as set forth in KRS 61,823 in response to the Covid-19 pandemic.

MEMBERS PRESENT

Mitch Buchanan, Chair
Paul Ogden, Vice Chair
James Chandler
Mark Hiten
Ralph Halcomb

KENTUCKY REAL ESTATE AUTHORITY

Tatum A. Herrington, Board Administrator
John L. Hardesty, General Counsel
Robert Astorino, Executive Director
Brian Travis, Investigator

GUESTS

Casey Baccus
Steve Keeney
Kenneth Roberts
Paul Webster
Jason Phillips
David Johnson
Jack McNear
Josh Ross

CALL TO ORDER AND GUEST WELCOME

Board Chair Buchanan called a meeting of the Kentucky Board of Home Inspectors to order at 10:01 a.m. All members were present and a quorum was established. Introductions were made, and guests in attendance were welcomed.

Approval of March Minutes

Member Halcomb made a motion to approve the March meeting minutes. The motion was seconded by member Hiten. With all in favor, the motion carried.

KREA Executive Director Comments

KREA Executive Director Robert Astorino addressed the Board, and stated the Public Protection Cabinet is conducting a Cabinet wide regulation review initiative. Since the Board of Home Inspectors has already drafted regulation changes, Mr. Astorino stated the Board was already ahead. Mr. Astorino also discussed complaints, and stated the Board is doing well at keeping up with complaints.

Licensure Report

Board Administrator Tatum Herrington gave the licensure report. As of April 27, 2021 there are 648 active licensees, thirty-two (32) inactive licensees, and seven (7) inactive non-renewal licensees, with a total of 687 licensees.

Application Committee Report

Board Chair Buchanan, of the application committee, reported the following:

The application committee reviewed seventeen (17) applications. Of those applications three (3) were deferred, and fourteen (14) were approved.

Board Chair Buchanan made a motion to accept the recommendations of the committee. Member Hiten seconded the motion. All in favor, the motion passed.

Education Committee Report

Member Hiten, of the education committee, reported and made the following recommendations:

ATI Home Inspector Training

- Pre-Licensing Course
- Advanced Plumbing Inspections
- Appliance Evaluations
- KY Law & Regulations
- Manufactured Homes
- Report Writing
- Building Enclosures

Member Hiten made a motion to approve the following courses. Board Chair Buchanan seconded the motion. All in favor, the motion passed.

InterNACHI

- 25 Standards Every Inspector Should Know
- Code of Ethics
- Defect Recognition and Report Writing
- How to Perform Roof Inspections
- How to Inspect Manufactured and Mobile Homes
- Safe Practices for the Home Inspector
- Residential Standards of Practice

Member Hiten made a motion to defer the following course for administrative approval. Member Ogden seconded the motion. All in favor, the motion passed.

Complaint Review Committee Report

At 10:21 AM member Ogden Moved for the Board to enter executive session, pursuant to KRS 61.878(1)(k) and (l) and to KRS 61.810, (1)(c), 1(j), and 1(k), to deliberate on individual adjudications, proposed or pending litigation, and to review records exempt from public disclosure. Board Chair Buchanan seconded the motion. All in favor, the motion passed.

At 11:05 AM Board Chair Buchanan made a motion to come out of executive session. Member Halcomb seconded the motion. All in favor, the motion passed.

Member Chandler, of the complaint committee, reported and made the following recommendations:

- 21-KBHI-001: Member Chandler recommended disciplinary action if progress had not been made by the next Board meeting
- 21-KBHI-005: Member Chandler recommended the respondent submit a response to the complaint

Board Chair Buchanan made a motion to accept the motions of the committee. Member Hiten seconded the motion. All in favor, the motion passed.

- 20-KBHI-003: Member Chandler recommended further investigation

Board Chair Buchanan made a motion to accept the motions of the committee. Member Hiten seconded the motion. Member Ogden recused himself from the vote of 20-KBHI-003. All in favor, the motion passed.

Legal Update

KBHI General Counsel John Hardesty gave the following report:

Regulation Update

Mr. Hardesty discussed the Cabinet wide regulation review initiative that is taking place. Mr. Hardesty stated once the regulations have been reviewed by the cabinet, a final version of the regulations would be drafted

Motion to Approve Timesheets

Member Hiten made a motion to approve timesheets. Member Ogden seconded the motion. All in favor, the motion passed.

Public Comment

There were no public comments.

Meeting Adjournment

With no further business to discuss, member Ogden made a motion to adjourn. Member Hiten seconded this, and with all in favor the meeting adjourned at 11:25 p.m.

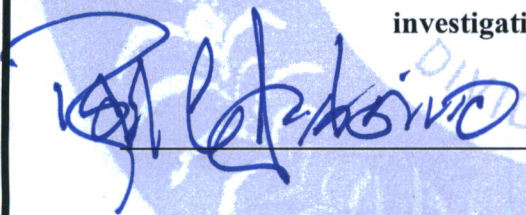
I, Robert Astorino, Executive Director of the Kentucky Real Estate Authority, have reviewed and pursuant to KRS 324B.060, have (Approved or Disapproved) the

expenditures of the KBHI (Insert name of Board)

as described in these attached minutes.

Meeting Date 4/27/2021.

I have not reviewed, nor did I participate in discussions, deliberations, or decisions regarding, the actions of the Board as it relates to individual disciplinary matters, investigations, or applicant reviews.



Robert Astorino, KREA Executive Director

Date 7-9-21