

# KENTUCKY BOARD OF HOME INSPECTORS

## BOARD MEETING MINUTES

JULY 13, 2010

A meeting of the Kentucky Board of Home Inspectors was held at the Division of Occupations and Professions, Frankfort, KY on July 13, 2010.

### MEMBERS PRESENT

Michael Patton, Board Chairman  
James R. Bone, Vice Chairman  
Mark Schmidt  
David M. Green  
Steve Pennington

### Occupations and Professions Staff

Lindsey Lane, Board Administrator  
Jeff Boler, Resource Management Analyst  
Frances Short, Executive Director  
David Garr, Deputy Executive Director

### Others

Angela Evans, Office of the Attorney General  
Steve Keeney, Professional Learning Institute  
Don Gaines, A-Pass Weikel

### **Call to Order**

Mr. Patton called the meeting to order at 10:20am

### **Approval of Minutes**

Minutes of the June 8, 2010 meeting were presented for the Board's review. Mr. Pennington made a motion to approve the minutes as presented. Motion was seconded by Mr. Bone and carried unanimously.

### **Financial Statement**

The Board reviewed the Financial Statement for month ending June 30, 2010. Mr. Green made a motion to approve the Financial Statement as presented. Mr. Bone seconded that motion and it carried unanimously.

### **Licensure Report**

The Board reviewed the Licensure Report for the month of June. The report showed that there are currently 353 active licenses while 218 either expired or were terminated. The following licenses were issued in the month of April:

- Troy Buckner
- Keith D. Jackson
- Charles Malone III
- Jason Parido
- Jerry Purcell

Mr. Schmidt made a motion to approve the Boards decisions on the following individuals. Mr. Pennington seconded the motion and it carried unanimously.

### **Executive Directors Report**

Ms. Short introduced Jennifer Smith to the Board, and explained she is the new Fiscal Officer in this office and will be handling all financial statements as well as per diem.

Ms. Short explained to the Board that the agreement is still not finalized from the Department of Housing, Building, and Construction but will notify the Board when it's complete.

Ms. Short discussed the current budget issues that the state of Kentucky is facing and gave dates that Ms. Lane will be out of the office due to furlough days. Those dates are, September 3, 2010, November 12, 2010, and May 27, 2011. There will be three additional days added to that list but at this time we are not sure when those will be. Ms. Lane will notify the Board once the office finds out.

Ms. Short spoke with Heather Combs who is a Legislative Liaison that is willing to help the Board become Independent. Ms. Lane will try and set up a time for the Board to meet with Ms. Combs and seek any guidance that she can offer.

### **Board Chairman's Report**

Mr. Patton discussed the vacant positions that the Board currently has and hopes the Governor's Office is able to fill them soon. For the sake of the consumer Mr. Patton feels the Board should have the appropriate number of Home Inspectors on the Board at all times.

### **Board Counsel Report**

Ms. Evans discussed the report sent in by the Inspector General's Office after that completed their investigation on Mr. Romancik. It seems as though seven Real Estate Brokers were asked if they'd ever received services from Mr. Romancik and they all said no. According to the report the last Home Inspection completed by Mr. Romancik was in June 2009. He now claims to provide Structural Evaluations and Pest Control.

A motion was made by Mr. Green to notify Steve Sims of Mr. Romancik's claim to provide Pest Control Inspections and to make sure he understands he needs a license. Mr. Bone seconded that motion and it carried.

The Board was unsure if the Inspector General's Office handled the issue correctly so they asked Ms. Short to contact the office and see if another investigation could be done under more direction of the Board. Mr. Pennington made a motion to send another letter asking for a more detailed investigation. Mr. Schmidt seconded that motion and it carried unanimously. The Office will be asked to contact Mr. Patton, Mr. Powers, and Mr. Green for further instruction.

### **Old Business**

The Board reviewed a letter that a student from A Better School of Home Inspection sent in regarding his case with the Board of Home Inspectors. Mr. Schmidt made the Board aware that there's no way to get back the time and money that these individuals spent trying to receive a license. He asked if there in fact was a way to help them. Ms. Lane was asked again to send a letter stating that the school was not approved when the course was complete.

The Board decided that Mr. Green and Ms. Evans will work on a letter for these gentlemen explaining that the Board will take consideration for equivalency. The Board asked that the website clearly state that all providers listed in Pre-Licensing Education are the only Board approved courses.

### **New Business**

Mr. Schmidt made a motion to approve a Board Retreat that was brought up and planned by Ms. Lane. Mr. Bone seconded that motion and it carried unanimously. The Board will hold its first ever retreat at Kentucky Dam Village on August 11 – 13 in Gilbertsville, KY. Ms. Lane was asked to send an email out to all members making them aware of the location and the date. This retreat will mainly be used to finish Laws and Regulations and to help the new members understand exactly what Home Inspectors do and how their businesses are run. Mr. Bone made a motion to fund Angela Evans, Frances Short, Mike Powers, and Lindsey Lane's trip to the retreat from the Board's budget. Mr. Schmidt seconded that motion and it carried unanimously.

The Board decided they would like to see a list of all licensed Home Inspectors on the website for the public to see. They feel it's best for the consumer as well to make sure their Inspector is in fact licensed.

The Board reviewed a question regarding R.E.O. Inspections. It was decided that they would table the discussion and ask Mr. Powers for more information.

Mr. Schmidt discussed local trade shows coming to the area and asked if the Board would be interested in having a booth at some or all of them. He explained that there were twelve locations with shows coming up and to work at all twelve it would cost the Board around \$6,100.00 He stated around 80,000 people will come through the doors of these shows and the Board could reach out to the consumer to make them aware that this is a licensed profession. Another member also suggested possibly handing out material at the Kentucky State Fair.

### **Education**

The Board reviewed applications from two separate Continuing Education Course Providers.

## InterNachi

- How to Inspect Pools and Spas

Mr. Green made a motion to approve 4hrs for this course since Pools and Spas are not covered in a Home Inspection. Mr. Bone seconded that motion and it carried unanimously.

## National Association of Home Inspectors

- Social Media for Home Inspectors

Mr. Schmidt made a motion to approve this course for 2 hrs of Continuing Education. Mr. Pennington seconded that motion and it carried unanimously.

- Report Writing

Mr. Schmidt made a motion to approve this course for 2hrs of Continuing Education. Mr. Pennington seconded that motion and it carried unanimously.

- Marketing Formula for Success

Mr. Bone made a motion to approve this course for 2 hrs of Continuing Education. Mr. Pennington seconded that motion and it carried unanimously.

- Electrical Deficiencies in 1 or 2 Family Dwellings

Mr. Bone made a motion to send a letter asking how this course relates to the Standards of Practice. Mr. Schmidt seconded that motion and it carried.

- Energy Audits

Mr. Schmidt made a motion to deny this course for Board approved Continuing Education hours. Mr. Bone seconded that motion and it carried unanimously.

- Foundations

Mr. Bone made a motion to send a letter asking how this course directly pertains to the Standards of Practice. Mr. Pennington seconded that motion and it carried unanimously.

- Forced Air, Heating, and Boiler

Mr. Pennington made a motion to approve this course for 4 hrs of Continuing Education. Mr. Bone seconded that motion and it carried unanimously.

- Foreclosure Mark Up

Mr. Bone made a motion to approve this course for 1 hour of Continuing Education. Mr. Pennington seconded that motion and it carried unanimously.

- Roofing Inspection

Mr. Bone made a motion to approve this course for 2 hrs of Continuing Education. Mr. Schmidt seconded that motion and it carried unanimously.

### **Complaints**

#2010 – 005

The Complaint Committee asked for more time to gather further information regarding this complaint.

### **Travel**

Mr. Bone made a motion to approve Travel and Per Diem for today's meeting. Mr. Green seconded that motion and it carried unanimously.

Mr. Bone made a motion to adjourn the meeting. The motion was seconded by Mr. Schmidt and carried unanimously.

Meeting adjourned at 12:30 p.m.

Approved by the Board,

Lindsey Lane

Board Administrator