

# KENTUCKY BOARD OF HOME INSPECTORS

## BOARD MEETING MINUTES

November 10, 2009

A meeting of the Kentucky Board of Home Inspectors was held at the Division of Occupations and Professions, Frankfort, KY on November 10, 2009

### MEMBERS PRESENT

D. Michael Green-Chairman  
William Welty  
Mark Schmidt  
Michael Patton  
James R. Bone  
Mike Powers, Division of Housing, Building and Construction

### OCCUPATIONS AND PROFESSIONS STAFF

Kellie Hale, Board Administrator  
Jeff Boler, Resource Management Analyst  
Barbara Rucker, Program Coordinator

### MEMBERS ABSENT

### OTHERS

Ryan Halloran, Office of Attorney General  
Steve Kenney, Professional Learning Institute  
Steve Pruitt, Pruitt Property Inspection, Inc.  
Nick F. Stamatis, Pruitt Property Inspection, Inc.  
Bud Wenk, Z- Best Inspection Services

### **Call to Order**

Mr. Green called the meeting to order at 9:32 a.m.

### **Approval of Minutes**

Minutes of October 13, 2009 meeting were presented for the Board's Review. Mr. Welty made a motion to approve the minutes as presented. The motion seconded by Mr. Powers carried unanimously.

### **Financial Statement**

The Board reviewed the financial state for month ending October 31, 2009. Mr. Welty made a motion to approve the financial statement as presented. The motion, seconded by Mr. Schmidt carried unanimously.

### **Licensure Report**

The board reviewed the licensure report for the month of October 2009. The report indicates 387 active licensees, with 118 expired and / or terminated. In addition, the following licenses were issued in the month of October:

- *Kelly Mahaffey, #3015*
- *Bernie Hunstad, #3016*
- *David Miracle, #3017*
- *Lesley Miracle, #3018*
- *Adrian Stone, #3019*
- *Larry Lee, Jr., #3020*
- *Joseph Osbourne, #3021*

Mr. Welty made a motion to approve the report as presented. The motion, seconded by Mr. Schmidt, carried unanimously.

#### **Director's Report**

Mr. Boler reported to the board that O&P would like to buy a printer that will print the pictured licensee cards in our office. Mr. Boler stated there are three boards that require the cards and the cost will be \$1300.00 each and there will be no additional cost for 2 years, but after two years there will be a charge for card stock and printer ink.

Mr. Patton made a motion to approve the estimated \$1300.00 charge for the license card printer. The motion, seconded by Mr. Bone carried unanimously.

Mr. Boler reported to the board that the online verification will be available when the new database is in place and that the cost will be free instead of charging the \$15.00 that is now required. No additional action was required.

Discussion on Board Member Appointments, Mr. Boler reported the Governor's Office is still waiting on two additional names to form the board member selection committee. Mr. Green reported he will speak with NACHI members to move the process along. No additional action was required.

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

No Report

#### **Board Counsel's Report**

No Report

#### **Old Business**

Pending regulations-Deferred

Licensing of educational providers-Deferred

Mr. Green reported he has a meeting on November 18, 2009 with Mark Gabis, Board Chair for Proprietary Education.

Mr. Patton made a motion for Mr. Green to work on a resolution with the proprietary education board at his meeting. The motion, seconded by Mr. Bone was carried unanimously.

Mr. Patton made a motion to do away with advisory bulletins and the existing bulletins should be rescinded. The motion, seconded by Mr. Bone carried unanimously.

Mr. Patton made a motion to stamp the Advisory Bulletin on the website as void or rescinded and place a statement on the website that Advisory Bulletins as of November 10, 2009 have been rescinded. The motion, seconded by Mr. Bone carried unanimously.

Board discussed they would like to have a newsletter. Mr. Boler stated we will provide samples at the next Board meeting.

Board discussed Public Service Announcement. No further action was required.

### **New Business**

Board discussed sending previous board members that fulfilled at least one full term should receive a plaque. Barbara Rucker reported that the cost of the plaques is estimated to be 43.00 to 45.00 dollars. Mr. Patton made a motion to send all previous board members (Stanback, Wirth, Crawford, Swearingen) that fulfilled at least one term receive a plaque. The motion, seconded by Mr. Schmidt carried unanimously.

Discussion to keep the board meeting set for the 2<sup>nd</sup> Tuesday of every month. No action required or taken.

Mr. Patton made a motion to have the staff send a letter to renewal applicants that have not provided the required information for approval. The letter should state they have 30 days to comply or they will be considered inactive. The motion, seconded by Mr. Bone carried unanimously.

### **Continuing Education Approval**

Mr. Schmidt mad a motion to approve the InterNachi HVCA 16 hour online course but send a requesting them to break the course up into two 8 hour sessions. The motion seconded by Mr. Powers and opposed by Mr. Welty carried.

Mr. Schmidt made a motion to approve the InterNachi Exterior Inspection 16 hour online course. Mr. Green stated to note in the approval letter they will not be able to provide CE credit for anything 90 days of received the CE application. The motion seconded by Mr. Powers and opposed by Mr. Welty carried.

### **Complaints**

Mr. Welty made a motion to defer DOP-BHI-2009-03/HIC07062509 until additional information is received. The board attorney is to send a letter requesting the additional information and the home inspector and the attorney involved in the litigation should also receive a copy. The motion, seconded by Mr. Powers carried unanimously.

Mr. Welty made a motion to accept the recommendation of the complain committee re: DOP-BHI-2009-02 be dismissed and the board attorney should send a letter stating the concerns were identified in the inspectors report there were no violations of statutes or standards of practice were identified. The motion, seconded by Mr. Powers carried unanimously.

Mr. Welty made a motion to defer DOP-BHI-2009-01 pending additional information. The board attorney should send a letter asking for clarification of who performed the inspection, 2 names were identified in the report. There should also be a letter sent to in inspectors that were identified request that they provide the board with a copy of their home inspector's license. The motion, seconded by Mr. Powers carried unanimously.

### **Approval of Travel and Per Diem**

Mr. Bone made a motion to approve travel and per diem for the special meeting on 11-02-2009. The motion, seconded by Mr. Schmidt carried unanimously.

Mr. Schmidt made a motion to approve travel and per diem for today's meeting. The motion, seconded by Mr. Welty carried unanimously.

**Adjournment**

Mr. Welty made a motion to adjourn the meeting. The motion seconded by Mr. Powers carried unanimously. Meeting adjourned at 11:31 a.m.

Approved by the Board,

Kellie Hale  
Board Administrator