

KENTUCKY BOARD OF HOME INSPECTORS

SEPTEMBER 14, 2010

A regular meeting of the Kentucky Board of Home Inspectors was held at the Office of Occupations and Professions on September 14, 2010.

MEMBERS PRESENT

Michael Patton, Board Chairman
James R. Bone, Vice Chairman
Mark Schmidt
David M. Green
Steve Pennington
Kevin Farris
Mike Powers, DHBC
Ken Fister

Occupations and Professions Staff

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

Others

Angela Evans, Office of the Attorney General
Steve Keeney, Professional Learning Institute
Lorri Keeney, Professional Learning Institute
Bud Wenk, KREIA
Lisa Parker, Parker Training Services
Calvin Parker, Parker Training Services
Don Gaines, A-Pass Weikel

Call to Order

Mr. Patton called the meeting to order at 10:00am.

Approval of Minutes

Minutes of the August 12, 2010 meeting were presented for the Board's review. Mr. Powers made a motion to approve the minutes as presented. Motion was seconded by Mr. Pennington and carried unanimously.

Financial Statement

The Board reviewed the Financial Statement for month ending July 31, 2010. Mr. Green made a motion to approve the Financial Statement as presented. Mr. Farris seconded that motion and it carried unanimously.

Licensure Report

The Board reviewed the Licensure Report for the month of August. The report showed that there are currently 325 active licensees while 252 either expired or were terminated. The following licenses were issued in the month of August:

- James Burkhead – Louisville, KY
- Quincy Griffin – Lexington, KY
- Peyton Jones – Paducah, KY
- Michael O’Leary – Louisville, KY

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

Executive Directors Report

Ms. Short discussed the Memorandum of Agreement between the Department of Housing, Building, and Construction, the Office of Occupations and Professions, and the Kentucky Board of Home Inspectors. Mr. Pennington made a motion that a clause be made to revise the Memorandum of Agreement to read the Board will be warned when staff changes are being made. Mr. Schmidt seconded that motion and it carried unanimously.

Ms. Short reported that Heather Combs, the Public Protection Cabinets legislative liaison will be attending the October Board meeting to discuss ways in which she feels she can help the Board make its necessary changes to become an independent Board.

Ms. Short brought a letter to the Boards attention regarding a Complaint that was filed in 2008. The letter looked to have been tampered with. After discussion it was decided that the letter was accurate and that during this time the inspector in question did not fall under KBHI jurisdiction.

Board Chairman’s Report

Mr. Patton brought up the vacant positions that the Board still needs to fill. Ms. Short will continue to follow up with the Governor’s Office until these positions are filled. Mr. Patton thanked the Board for all of their hard work and dedication throughout the past year.

Board Officer Elections

Nominations were made for Chairman and Vice Chairman. It was a unanimous decision to vote Mr. J.R. Bone as Chairman and Mr. Mark Schmidt as Vice Chairman. These positions will go into effect immediately.

Board Counsel Report

Ryan Halloran with the Attorney General’s Office spoke about making a counsel change with the Board of Home Inspectors. Mr. Halloran proposed moving Mr. Mark Brengelman into the position to become the Boards legal counsel. Mr. Green asked Mr. Brengelman about his history in the Attorney General’s

Office as well as his work ethic and what he felt he could bring to the Board. Mr. Patton made a motion to accept the change in General Counsel. Mr. Farris seconded that motion and it carried unanimously. Angela discussed Complaint Forms and some changes that would need to be made to those. Mr. Green made a motion to accept the changes to the complaint forms. Mr. Patton seconded that motion and it carried unanimously.

Old Business

Ms. Lane was asked to please place the Romancik case on the October agenda for the Board to discuss.

Ms. Lane presented a records retention schedule for the Board to review and vote on. Mr. Powers made a motion to approve the records retention schedule as presented. Mr. Patton seconded that motion and it carried unanimously.

Education

The Board reviewed applications from a Pre-Licensing Course Provider and two Continuing Education Course Providers.

The Education Committee made a recommendation to approve the following hours for the American Society of Home Inspectors educational conference being held in Atlanta, GA.

ASHI

- Report Writing – approved 2 hours Technical
- Basic Electrical Defect Identification – approved 2 hours Technical
- Understanding Air Conditioning for the Home Inspector – approved 2 hours Technical
- Asphalt Shingle Roofs/Attics – Proper Inspection Reporting – approved 2 hours Technical
- Using Codes in resale Inspections – no credit received
- Home Inspections & Reports Through the Eyes of an Expert Witness – approved 2 hours Technical
- Old House Inspections (part one) – approved 4 hours Technical
- Old House Inspections (part two) – approved 4 hours Technical
- Advanced Electrical defect Identification – approved 2 hours Technical
- How Lead – Base Paint can impact your business – approved 2 hours General
- Environmental Inspection – Protect Yourself, Your Clients, and Your Business – approved 2 hours General credit only
- Creating New Markets – Energy & Infrared Inspections – approved 2 hours General
- Next Level “Green” Homes and Energy Efficiency – approved 2 hours General
- Commercial Inspections – Big Opportunity and Big Responsibility – approved 2 hours General
- Predrywall Inspections: A New Approach – approved 2 hours General
- Condominium Common Elements Reserve Studies – no credits received
- Combustion Safety Testing for Inspectors – approved 2 hours General credit only
- Social Media – approved 2 hours General credit only

- Give a Hoot about Social Media – approved 2 hours General credit
- The Cost of Business – approved 2 hours General credit
- Tax Strategies for the Home Inspector – approved 2 hours General credit
- E&O Insurance Risk Management – Reducing Liability – approved 2 hours General credit
- Building a Home Inspection website - approved 2 hours General credit
- Speaking proposal for American Society Home Inspectors – approved 2 hours General credit
- Adding an Inspector the S.M.A.R.T. Way – approved 2 hours General credit

Mr. Patton made a motion to approve the following hours for course work. Mr. Schmidt seconded that motion and it carried unanimously.

National Association of Home Inspectors

The Education Committee made the recommendation that NAHI receive approval for the courses *Electrical Deficiencies in 1 or 2 Family Dwellings* and *Foundations* subject to the receipt of evidence within ten days that Report Writing is included as a part of each course and the Standards of Practice are met. Mr. Powers made a motion to accept the committee's recommendation. Mr. Farris seconded that motion and it carried unanimously.

Parker Training Services

The Parker Training Services would like to become an approved Pre-Licensing Provider but offer the courses at public colleges. The staff would technically own the curriculum while the college would not. Mr. and Mrs. Parker asked the Board if they could accept a statement from the school. At this time the Regulations state that schools are the approved providers, there is no approval of curriculum provider as in most cases this would fall under a school that would own the material. Mr. Patton made a motion to go ahead and approve the curriculum. Mr. Pennington seconded that motion and it carried. The Board will work to get this resolved.

Complaints

#2010 – 004

The Complaint Committee made the recommendation to dismiss case # 2010-004 without prejudice to bring it back again in front of the Board.

#2010-005

The Complaint Committee did not take action on case #2010-005 as they would like to gather further information from both parties involved.

#2010-007

The Complaint Committee made the recommendation to dismiss case # 2010-007 for insufficient evidence for a violation of law.

Mr. Farris made a motion to accept the recommendations made by the Committee. Mr. Powers seconded that motion and it carried unanimously.

New Business that was added during Meeting

Mr. Pennington made a request that the Board form a Finance Committee. He asked that the following individuals be named to this Committee:

Mark Schmidt

Mike Powers

Steve Pennington

Mr. Powers made a motion to create this Committee with the following members serving. Mr. Patton seconded that motion and it carried unanimously.

Mr. Patton expressed to everyone that this would be his last meeting. Mr. Patton's term expired in July and all though he can continue to serve until a replacement has been made he has chosen not to continue to serve.

Mr. Bud Wenk of KREIA expressed his interest in seeing Ms. Lane attend the annual KREIA Educational Conference in October held in Frankfort. He felt this would be an opportunity for Ms. Lane to audit the Associations Conference. The Board did authorize Vice Chairman Mark Schmidt's attendance at the Conference in hopes he could audit as well and learn more about the profession.

Travel

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

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

Meeting adjourned at 1:23 p.m.

Approved by the Board,

Lindsey Lane

Board Administrator