



PUBLIC PROTECTION CABINET

Andy Beshear
GOVERNOR

Jacqueline Coleman
LIEUTENANT GOVERNOR

Kentucky Real Estate Authority
Board of Home Inspectors
500 Mero Street, 2NE09
Frankfort, KY 40601
Phone: (502) 564-7760

Ray A. Perry
SECRETARY

September 26, 2023
10:00 A.M.

BOARD MEETING MINUTES

MEMBERS PRESENT

James Chandler
Paul Ogden
Joshua Crepps
Ralph Halcomb

KENTUCKY REAL ESTATE AUTHORITY

Leah Redden, Board Administrator
Hannah Carlin, Deputy Executive Director
August Pozgay, General Counsel
René Rogers, Staff Attorney III
Seth Branson, Procedures Development Specialist

CALL TO ORDER AND GUEST WELCOME

Member Chandler called a meeting of the Kentucky Board of Home Inspectors (the "Board") to order at 10:07 a.m. Introductions were made, and guests in attendance were welcomed.

Approval of Minutes

Member Ogden made a motion to approve meeting minutes from the August 22, 2023, meeting. Member Crepps seconded. Having all in favor, the motion carried.

KREA Executive Director Comments

Kentucky Real Estate Authority Deputy Executive Director Hannah Carlin provided a brief update on KREA staffing. Ms. Carlin also informed the Board that she is still reviewing options for committee meeting schedules for 2024.

Financial Report

Deputy Director Carlin presented the board with the monthly financial report.

Legal Update

General Counsel August Pozgay offered to provide status updates on pending legal matters in closed session if requested.

Licensure Report

Leah Redden reported that the board currently has 564 active licensees and 15 inactive licensees.

Application Committee Report

Member Chandler reported that the Application Committee did not have quorum at its meeting this month and asked the Board to review the Applications as presented without the recommendation of the committee.

Education Committee Report

Member Halcomb presented the recommendation of the Education Committee that all InterNACHI education courses as presented be approved. Member Halcomb moved to take the actions recommended by the Education Committee. Member Crepps seconded the motion. Having all in favor, the motion carried.

Member Halcomb informed the Board that the committee is not ready to present recommendations for All About Home Inspecting Update.

Complaint Committee Report

The Complaint Committee presented its recommendations to the Board: 23-KBHI-001, to assign for further investigation; 23-KBHI-002, to dismiss; 23-KBHI-003, bring to the full Board for review without recommendation; and 23-KBHI-004, to send a second letter to the licensee requesting a response.

Closed Session

Member Halcomb moved to enter closed session pursuant to KRS 61.810(1)(j), (c), (k) and KRE 503, to deliberate regarding applications as listed on the agenda, complaints as listed on the agenda, administrative actions as listed on the agenda, in re: application of R.D., and in re: application of J.F. Member Chandler seconded the motion. The motion carried and the Board entered closed session at 10:21 a.m..

Reconvene in Open Session

At 12:21 p.m., Member Crepps made a motion to reconvene in open session. Member Halcomb seconded the motion. Having all in favor, the motion carried.

Administrative Actions

Member Halcomb moved to adopt the recommended order from the hearing officer in 21-KBHI-001 and to so issue a recommended order. Member Chandler seconded the motion. Having all in favor, the motion carried.

Applications

Member Chandler moved to approve the initial applications of C.S., B.H., J.F., D.J., A.W., J.S., K.D., C.A., and D.S. and renewal applications of S.B. and R.M.. Member Ogden seconded the motion. Having all in favor, the motion carried.

Member Chandler made a motion to administratively approve the applications of H.G. and B.B. upon receipt by the Board of the items missing from their respective applications. Member Crepps seconded motion. Having all in favor, the motion carried.

Member Chandler made a motion to administratively approve the renewal application of J.M. upon receipt of a satisfactory background check. Member Crepps seconded. Having all in favor, the motion carried.

Member Chandler requested that all three licensees that submitted renewal applications receive a letter explaining that their license number must be on the home inspection report. Member Crepps seconded. Having all in favor, the motion carried.

Member Crepps made a motion to approve R.D. and J.F. Member Halcomb seconded. Having all in favor, the motion carried.

Complaints

Member Ogden moved to refer 23-KBHI-001 for an investigation by the staff investigator. Member Chandler seconded the motion. Having all in favor, the motion carried.

Member Ogden moved to dismiss 23-KBHI-002. Member Chandler seconded the motion. Having all in favor, the motion carried.

Member Ogden moved to refer 23-KBHI-003 for an investigation by an investigator. Member Chandler seconded the motion. Having all in favor, the motion carried.

Member Ogden moved to send a second letter to the licensee in 23-KBHI-004 requesting the licensee's response. Member Chandler seconded the motion. Having all in favor, the motion carried.

Public Comments

No public Comments

Motion to Approve Timesheets

Member Chandler made a motion to approve travel expenditures and per diem for the meeting. Member Crepps seconded the motion. Having all in favor, the motion carried.

Meeting Adjournment

With no further business to discuss, Member Chandler made a motion to adjourn at 12:32 p.m. Member Crepps seconded the motion. Having all in favor, the meeting adjourned.

Pursuant to KRS 324B.060, I, Kristen Lawson,

Acting Executive Director of the Kentucky Real Estate Authority

(KREA), have reviewed and Approved the expenditures for the meeting

of the Kentucky Board of Home Inspectors (the Board) held on September 26, 2023. This

Approval is based upon my review of the expenditures as described in the minutes and in

greater detail as on file with the KREA. I did not review, nor did I participate in discussions,

deliberations, or decisions regarding the actions taken by the Board at this meeting related to

individual disciplinary matters, investigations, or applicant reviews. The Board approved the

minutes of its September 26, 2023 meeting, at its meeting held on October 24, 2023.

Kristen R. Lawson 05/30/2024

Executive Director Date