



PUBLIC PROTECTION CABINET

Andy Beshear
GOVERNOR

Jacqueline Coleman
LIEUTENANT GOVERNOR

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

Ray A. Perry
SECRETARY

DJ Wasson
DEPUTY SECRETARY

March 26, 2024
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
Patrick Riley, General Counsel
René Rogers, Staff Attorney
Seth Branson, Procedures Development Specialist

Call to Order

Member Chandler called a meeting of the Kentucky Board of Home Inspectors (“Board”) to order at 10:00 a.m. Introductions were made, and guests in attendance were welcomed.

Approval of Minutes

Member Hiten made a motion to approve meeting minutes from March 26, 2024 meeting. Member Ogden seconded. Having all in favor, the motion carried.

KREA Executive Director Comments

Hannah Carlin provides update about House Bill 403 and reducing licensing fees.

Licensure Report

Leah Redden reported that the board currently has 570 active licensees and 20 inactive licensees.

Financial Report

Financial report was provided to the board.

Legal Update

René Rogers informed that legal advice will be reserved for closed session.

Application Committee Report

Member Chandler motions to the full board the acceptance of the following applications: DY, ML, JB, DB. Acceptance of out of state licensees J.S. & D.T. Administratively approved accepted J.V. and T.R. Approve renewals of M.G., M.A., H.W., D.W., R.W., A.L., E.B., J.V., W.D., J.H., P.M., M.H., T.N., M.S., D.S., J.H. K.M. and H.H. will need to be administratively approved. Seconded by Ogden. Having all in favor motion carried.

Education Committee Report

Member Halcomb motions that all courses from American Home Inspection Training and Academy of Home Inspection be approved. Seconded by Hiten. Having all in favor, motion carried.

Complaint Committee Report

No committee report.

Closed Session

Member Ogden made a motion to enter closed session 10:17, to enter closed session, pursuant to KRS 61.815 and KRS 61.810 (1)(c) and (j) to discuss proposed or pending litigation and deliberate on individual adjudications.

Reconvene in Open Session

Motion by Hiten to reconvene at 11:01. Seconded by Ogden. Having all in favor, motion carried.

Member Ogden motions to request more information from SA. Seconded by Hiten. Having all in favor, motion carried.

Member Ogden motions to deny request for reinstatement of JB. Seconded by Halcomb. Having all in favor, motion carried.

Member Ogden motions for 24-KBHI-002 motions further investigate. Seconded by Crepps. Having all in favor, motion carried.

Member Ogden motions to deny request to withdraw complaint 24-KBHI-001 and extend response. Seconded by Hiten. Having all in favor motion carried.

Public Comments

Jim Breslin spoke with the board about his reinstatement request.

Motion to Approve Timesheets

Member Hiten made a motion to approve travel expenditures and per diem for ARC and CRC. Member Ogden seconded the motion. Having all in favor, the motion carried.

Member Hiten made a motion to approve travel expenditures and per diem for Main Meeting. Member Ogden 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 11:09 a.m. Member Hiten 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 March 26, 2024. 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 March 26, 2024 meeting, at its meeting held on April 23, 2024.

Kristen R. Lawson 05/30/2024

Executive Director Date