



## 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

**April 23, 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  
Tracy Carroll, Executive Director  
Gerald Florence, Deputy Executive Director  
Patrick Riley, General Counsel

#### **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**

Gerald Florence provided updates regarding KREA staffing changes and introduces new Executive Director Tracy Carroll.

#### **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**

Patrick Riley informed that legal advice will be reserved for closed session.

### **Application Committee Report**

Member Chandler recommended to the full board the approval of W.C, P.S, G.S, C.H and R.G. Member Chandler also recommended renewals to the board for T.K., T.K., J.F., J.S., J.M., L.R., D.S., K.T., J.S., K.S., J.A., J.K., A.D., J.S., C.H., T.F., K.O., R.Z. and C.R.

Member Chandler recommended renewals to be administratively approved once insurance is received for Z.W., J.S., H.A., and B.B.

Seconded by Crepps. Having all in favor motion carried.

### **Education Committee Report**

No education report.

### **Complaint Committee Report**

Member Chandler motions to dismiss 23-KBHI-001. Member Hiten seconds. Having all in favor, motion carried.

### **Closed Session**

Member Chandler made a motion to enter closed session 10:13, 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. Second by Member Crepps. Having all in favor, motion carried.

### **Reconvene in Open Session**

Motion by Hiten to reconvene at 10:43. Seconded by Ogden. Having all in favor, motion carried.

General Counsel Patrick Riley states that the Board spoke about KBHI reports and complaints.

Member Crepps makes a motion to approve the request of C.F. and administratively correct administrative errors. Second by Member Halcomb. Having all in favor, motion carried.

Member Crepps makes a motion to approve the request of S.A. Second by Member Hiten. Having all in favor, motion carried.

Member Crepps makes a motion for legal to review regulations for staff to administratively approve renewals. Second by Member Hiten. Having all in favor, motion carried.

Member Crepps makes a motion to investigate complaint processes and form. Second by Member Hiten. Having all in favor, motion carried.

### **Public Comments**

No public comments.

### **Motion to Approve Timesheets**

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

Pursuant to KRS 324B.060, I, \_\_\_\_\_

\_\_\_\_\_ 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 April 23, 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 April 23, 2024 meeting, at its meeting held on May 21, 2024.

*Tracy Carroll*