



PUBLIC PROTECTION CABINET

Andy Beshear
GOVERNOR

Jacqueline Coleman
LIEUTENANT GOVERNOR

Kentucky Real Estate Authority
Board of Home Inspectors
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Ray A. Perry
SECRETARY

DJ Wasson
DEPUTY SECRETARY

May 21, 2024
10:00 A.M. Eastern

BOARD MEETING MINUTES

MEMBERS PRESENT

James Chandler
Paul Ogden
Joshua Crepps
Ralph Halcomb
Mark Hiten

KENTUCKY REAL ESTATE AUTHORITY

Leah Redden, Board Administrator
Seth Branson, Procedures Development Specialist
Tracy Carroll, Executive Director
Gerald Florence, Deputy Executive Director
Patrick Riley, General Counsel
René Rodgers, Staff Attorney III

Call to Order

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

Approval of Minutes

Member Hiten made a motion to approve meeting minutes from the April 23, 2024, meeting. Member Crepps seconded the motion. Having all in favor, the motion carried.

KREA Executive Director Comments

Mr. Gerald Florence provided updates regarding KREA staffing changes and introduced the new KREA Investigator, Mr. Randy Kloss.

Licensure Report

Ms. Leah Redden reported that the board currently has 539 active licensees and 22 inactive licensees.

Financial Report

Financial report was provided to the board for review.

Legal Update

General Counsel, Patrick Riley informed the Board that HB 403 has until 7/15/2024 to go into effect and we are working towards implementation on that. Patrick explained he would be open to reinvestigating changing the KBHI regulations, as mentioned in previous KBHI board meetings, but wants to observe the implementation of HB 403 first.

Application Committee Report

Member Crepps made a motion to the full board for the approval of initial application for R.C., A.L., D.S. & S.M., and to approve the renewals B.B., B.L., M.B., E.T., R.K., P.M., J.A., S.H., J.V., J.M., P.P., K.G., R.B., and N.F., also, to approve J.S. and T.W. upon receipt of corrected insurance information. The motion was seconded by Member Hiten. Having all in favor, motion carried.

Education Committee Report

Member Halcomb moved to approve American Home Inspector Training and InterNACHI. The motion was seconded by Member Chandler. Having all in favor, the motion carried.

Member Halcomb moved to allow approval for Law and Report Writing courses submitted as an online course until September 30th, 2024, at which time the online course approval would be re-assessed. The motion was seconded by Member Ogden. Having all in favor, the motion carried.

Complaint Committee Report

Member Ogden made a motion for counsel to send a letter of reprimand regarding CO2 sensor in 23-KBHI-004. Member Crepps seconds. Having all in favor, motion carried.

Closed Session

No closed Session.

New Business

Member Chandler would like something written in the regulations that limits the liability of home inspectors. Member Chandler requested further guidance about changing the statute of limitations for liability of home inspectors.

Public Comments

No public comments.

Motion to Approve Timesheets

Member Hiten made a motion to approve travel expenditures and per diem for the May 20, 2024, Kentucky Board of Home Inspectors ARC, for Member Chandler and Member Crepps and CRC, for Member Chandler and Member Ogden, for the committee meetings. Member Ogden seconded the motion. Having all in favor, the motion carried.

Member Ogden made a motion to approve travel expenditures and per diem for the May 21, 2024, Kentucky Board of Home Inspectors meeting. Member Crepps seconded the motion. Having all in favor, the motion carried.

Meeting Adjournment

With no further business to discuss, Member Hiten made a motion to adjourn at 10:44 a.m. EST. Member Crepps 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 May 21, 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 May 21, 2024 meeting, at its meeting held on June 25, 2024.

Tracy Carroll
