Andy Beshear
GOVERNOR

Jacqueline Coleman
LIEUTENANT GOVERNOR

PUBLIC PROTECTION CABINET
Kentucky Board of Home Inspectors
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Frankfort, Kentucky 40601
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DJ Wasson
SECRETARY

Brian Raley
DEPUTY SECRETARY

Tracy Carroll
DIRECTOR

DATE: **June 23, 2026**
TIME: **10:30 AM ET / 9:30 AM CT**

KENTUCKY BOARD OF HOME INSPECTORS
MEETING MINUTES

A meeting of the Kentucky Board of Home Inspectors was held on June 23, 2026 at the Mayo-Underwood Building, Frankfort, KY 40601, PPC Conference Room 270 CE, and by videoconference via MS Teams.

Members Present

Josh Crepps
Laura Disney
Ralph Halcomb
Kari Cheek

Staff Present

Tracy Carroll
Gerald Florence
Lilly Coiner
Danielle Haddad
Leah Redden
Seth Branson
Rachel Couch

Call to Order

Member Crepps called the meeting of the Kentucky Board of Home Inspectors to order at 10:33 AM ET / 9:33 AM CT.

Approval of Minutes

Member Cheek moved to approve the May 19, 2026 meeting minutes as presented. Member Disney seconded the motion. Having all in favor, the motion carried.

Financial Report

Gerald Florence informed the board that the financial report was provided in the board packet for review and that the current balance was $231,438.

Division of Real Property Boards Update

Gerald Florence provided an update about staffing and introduced Lilly Coiner as new General Counsel.

Legal Update

Danielle Haddad administratively added **4.8 RE to C.R.** to the agenda. General Counsel Lilly Coiner introduced herself.

Licensure Report

Leah Redden reported that the board currently has 520 active licensees and 17 inactive licensees.

Education Committee Report

Member Halcomb made the following recommendations in the form of a motion to the Board to approve Buffalo Dream as a provider and to have board staff contact ASHI about necessary changes to be made. The motion was seconded by Member Cheek. Having all in favor, the motion carried.

Complaint Committee Report

Member Halcomb made the following recommendations in the form of a motion to the Board to request a sworn answer for 26-KBHI-003, 26-KBHI-007, 26-KBHI-008, and RE to C.R., to dismiss 25-KBHI-001 and 25-KBHI-003, and to file a complaint in the matter of RE to C.R. The motion was seconded by Member Cheek. Having all in favor, the motion carried.

Closed Session

Member Crepps made a motion to enter closed session pursuant to KRS 61.815 and KRS 61.810(1)(c) and (j), with board staff and counsel, to discuss proposed or pending litigation and deliberate on individual adjudications at 10:41 AM ET / 9:41 AM CT. The motion was seconded by Member Disney. Having all in favor, the motion carried.

Reconvene in Open Session

Member Crepps made a motion to come back to open session at 10:44 AM ET / 9:44 AM CT. The motion was seconded by Member Disney. Having all in favor, the motion carried.

New Business

Board and staff discussed financial flow from Board to pay salaries for shared staff, technology costs, leased building space, etc. Tracy Carroll offered for financial staff to discuss budget details at a future meeting.

Approval Per Diem

Member Cheek made a motion to approve the per diem and travel expenses for June 23, 2026 meetings. Member Halcomb seconded the motion. Having all in favor, the motion carried.

Meeting Adjournment

Member Cheek moved to adjourn the meeting at 10:54 AM ET / 9:54 AM CT. Member Disney seconded the motion. Having all in favor, the meeting adjourned.

Next meeting will be held
July 28, 2026 at 10:30 AM ET / 9:30 AM CT