



Andy Beshear
Governor

Ray A. Perry
Secretary

Public Protection Cabinet
Kentucky Board of Home Inspectors
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Frankfort, KY 40601
<https://bhi.ky.gov>

Robert Astorino, Executive Director
Kentucky Real Estate Authority

Molly B. Cassady, General Counsel
Kentucky Real Estate Authority

February 22, 2022
10:00 A.M.

BOARD MEETING MINUTES

A Meeting of the Board of Home Inspectors was held via video teleconferencing on Tuesday, February 22, 2022, under the special meetings provisions as set forth in KRS 61.823 in response to the Covid-19 pandemic.

MEMBERS PRESENT

Mitch Buchanan, Chair
Paul Ogden, Vice Chair
James Chandler
Mark Hiten
Ralph Halcomb

KENTUCKY REAL ESTATE AUTHORITY

Tatum A. Herrington, Board Administrator
Molly B. Cassady, General Counsel
Robert Astorino, Executive Director
Brian Travis, Investigator

GUESTS

Chris Curtis
Lori Keeney
Michael Patton
Nicholas Scott

CALL TO ORDER AND GUEST WELCOME

Board Chair Chandler called a meeting of the Kentucky Board of Home Inspectors to order at 10:07 a.m. All members were present, and a quorum was established. Introductions were made, and guests in attendance were welcomed.

Approval of February Minutes

Member Buchanan made a motion to approve the January meeting minutes. The motion was seconded by member Hiten. With all in favor, the motion carried.

KREA Executive Director Comments

KREA Executive Director Robert Astorino addressed the Board and stated he thought the February Special Meeting was enlightening. Mr. Astorino also mentioned common CE courses, stating he will discuss this later on the agenda at today's meeting.

Licensure Report

Board Administrator Tatum Herrington gave the licensure report. As of February 22, 2022, there are 754 active licensees, thirty-seven (37) inactive licensees, and seven (7) inactive non-renewal licensees, with a total of 798 licensees.

Application Committee Report

Board Chair Buchanan, of the application committee, reported the following:

The application committee reviewed thirteen (13) applications. Of those applications eleven (11) were approved and two (2) were deferred.

Member Hiten made a motion to accept the recommendations of the committee. Member Halcomb seconded the motion. All in favor, the motion passed

Education Committee Report

Member Hiten made a motion to approve all InterNACHI CE course applications. Member Buchanan seconded the motion. All in favor, the motion passed.

Complaint Committee Report

18-KBHI-001

At 10:21 a.m. member Halcomb made a motion to ender executive session. Member Hiten seconded the motion. All in favor, the Board entered executive session.

At 10:32 a.m. member Hiten made a motion to come out of executive session. Member Buchanan seconded the motion. All in favor, the motion passed.

Member Halcomb made a motion to adopt the hearing officers recommended order in 18-KBHI-001 as KBHI's recommended order. Member Hiten seconded the motion. All in favor, the motion passed.

Common Courses

KREA Executive Director Robert Astorino stated the goal of common courses is to propose certain courses to education providers that can be approved amongst all KREA Board's.

Board Chair Buchanan stated he thought learning more about the roles of appraisers and realtors would be useful for home inspectors. Member Hiten and Chandler agreed with this.

Member Ogden stated he believed it is not KREA's role to support the education industry. Mr. Astorino stated this is an opportunity for licensees to become more educated on the roles of other industries in the Kentucky Real Estate Authority.

Virtual Pre-licensing Courses

Board Chair Chandler gave an overview of the February Special Meeting the Board held on February 11, 2022. The purpose of the meeting was to discuss the possibility of online pre-licensing courses. Member Chandler stated majority of the Board was in favor of a hybrid model for home inspector pre-licensing courses.

General Counsel Molly Cassady suggested a motion be made for her to draft the education regulations.

Member Hiten made a motion to allow General Counsel to begin drafting the education regulations. Member Buchanan seconded the motion. All in favor, the motion passed.

Legal Report

KBHI General Counsel Molly Cassady gave the following report:

Complaint Docket

Ms. Cassady stated there will be a hearing for case 21-KBHI-001 in March

Motion to Approve Timesheets

Member Buchanan made a motion to approve timesheets. Member Hiten seconded the motion. All in favor, the motion passed.

Public Comments

There were no public comments

Meeting Adjournment

With no further business to discuss, Member Buchanan made a motion to adjourn. Member Hiten seconded this, and with all in favor the meeting adjourned at 11:45 a.m.

I, Robert Astorino, Executive Director of the Kentucky Real Estate Authority, have reviewed and pursuant to KRS 324B.060, have (Approved or Disapproved) the expenditures of the Kentucky Board of Home Inspectors (Insert name of Board) as described in these attached minutes.

Meeting Date February 22, 2022 .

I have not reviewed, nor did I participate in discussions, deliberations, or decisions regarding, the actions of the Board as it relates to individual disciplinary matters, investigations, or applicant reviews.

Robert Astorino, KREA Executive Director

Date February, 2022