



Andy Beshear
Governor

Kerry B. Harvey
Secretary

Ray A. Perry
Deputy Secretary

Public Protection Cabinet
Kentucky Board of Home Inspectors
Mayo-Underwood Building
500 Mero Street, 2NE09
Frankfort, KY 40601
<https://bhi.ky.gov>

Robert Astorino, Executive Director
Kentucky Real Estate Authority

John Hardesty, General Counsel
Kentucky Real Estate Authority

January 26 2020
10:00 A.M.

BOARD MEETING MINUTES

A Meeting of the Board of Home Inspectors was held via video teleconferencing on Tuesday, January 26, 2021 under the special meetings provisions as set forth in KRS 61.823 in response to the Covid-19 pandemic.

MEMBERS PRESENT

Mitch Buchanan, Chair
James Chandler
Mark Hiten
Ralph Halcomb

KENTUCKY REAL ESTATE AUTHORITY

Tatum A. Herrington, Board Administrator
John L. Hardesty, General Counsel
Robert Astorino, Executive Director
Brian Travis, Investigator

GUESTS

Chris Curtis
Lori Keeney
Jeremy Jones
David Runnion

CALL TO ORDER AND GUEST WELCOME

Board Chair Buchanan called a meeting of the Kentucky Board of Home Inspectors to order at 10:01 a.m. Members Buchanan, Chandler, Hiten and Halcomb were present and a quorum was established. Introductions were made, and guests in attendance were welcomed.

Approval of December Minutes

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

Licensure Report

Board Administrator Tatum Herrington gave the licensure report. As of January 26, 2021 there are 604 active licensees, twenty-two (22) inactive licensees, and seven (7) inactive non-renewal licensees, with a total of 633 licensees.

Application Committee Report

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

The application committee reviewed fourteen (14) applications. Of those applications four (4) were deferred, and ten (10) were approved.

Board Chair Buchanan made a motion to accept the recommendations of the committee. Member Chandler seconded the motion. All in favor, the motion passed.

Education Committee Report

Member Hiten, of the education committee, reported and made the following recommendations:

ASHI

- How to Identify Major Exterior Water Problems
- Major Foundation Failures-Strategies for Diagnosis

Member Hiten made a motion to defer the following courses for administrative approval. Member Halcomb seconded the motion. All in favor, the motion passed.

KREIA

- 604 It's a Gas
- 603 Fun Fittings
- 602 Defensive Report Writing for the Home Inspector
- 601Core Law- Understanding and Applying KY Home Inspector Laws and Standards of Conduct
- 605 EIF's, Stucco and Stone Veneer

Member Hiten made a motion to approve the following courses. Board Chair Buchanan seconded the motion. All in favor, the motion passed.

- 606 Structure Inspections

Member Hiten made a motion to defer the following course for administrative approval. Member Chandler seconded the motion. All in favor, the motion passed.

Apprenticeship Program Discussion

Board Administrator Tatum Herrington stated Michael Hesterberg had sent her information regarding the Ohio experience based programs for potential licensees. Ms. Herrington stated since the information was not received until the evening before the Board meeting, the Board should wait until February to further the discussion. Board Chair Buchanan agreed, and is excited to discuss this next month.

Legal Update

KBHI General Counsel John Hardesty gave the following report:

Regulation Update

Mr. Hardesty stated he has had a heavy workload, and has not been able to review the regulation forms yet. He hopes to get these forms to all Board members for review at the February Board meeting.

New Business

Board Chair Buchanan raised a concern of his regarding licensing cards. He questioned whether or not applicants should have to submit a 2x2 passport photo since license cards are now printed online. Ms. Herrington stated the photo should still be on the printable license card.

KREA Executive Director Comments

KREA Executive Director Robert Astorino addressed the Board, and is happy with the Board's progress. He congratulated the Board on moving forward with the regulations. Director Astorino also believes the apprenticeship program is a great idea, and is excited to see how the Board moves forward with this.

Board Administrator Report

Board Administrator Tatum Herrington gave the following report:

- KREA Executive Director Robert Astorino asked Ms. Herrington to come up with some objectives for the Board for the next six months. The objectives were:
 - Continue the promulgation of the three regulation amendments relating to licensing, discipline, and education
 - Update the KBHI website to be more user friendly for licensees and the general public.
 - Initiate a bi-annual KBHI information newsletter
 - Investigate and evaluate the feasibility of programs or initiatives designed to attract a broader audience to the home inspector population.

Motion to Approve Timesheets

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

Public Comment

There were no public comments.

Meeting Adjournment

With no further business to discuss, Board Chair Buchanan made a motion to adjourn. Member Chandler seconded this, and with all in favor the meeting adjourned at 10:51 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 _____ (Insert name of Board)

as described in these attached minutes.

Meeting Date _____.

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 _____