



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

Natalie W. Brawner
EXECUTIVE DIRECTOR

January 24, 2023
10:00 A.M.

BOARD MEETING MINUTES

MEMBERS PRESENT

Mark Hiten, Chair
Jim Chandler, Vice Chair
Joshua Crepps
Ralph Halcomb
Paul Ogden

KENTUCKY REAL ESTATE AUTHORITY

Leah Redden, Board Administrator
August Pozgay, General Counsel
Hannah Carlin, Deputy Executive Director
Natalie Brawner, Executive Director

CALL TO ORDER AND GUEST WELCOME

Board Chair Hiten called a meeting of the Kentucky Board of Home Inspectors to order at 10:09 a.m. A quorum was established. Introductions were made, and guests in attendance were welcomed.

Approval of Minutes

Member Chandler made a motion to approve the January 2023 Special Meeting minutes as presented. The motion was seconded by member Ogden. With all in favor, the motion carried.

KREA Executive Director Comments

Kentucky Real Estate Authority ("KREA") Executive Director Natalie Brawner provided an update regarding board financial information and her preliminary efforts to update the DPL database printable license cards.

Licensure Report

Leah Redden updated the Board that it currently has 523 active and 80 inactive licensees.

Application Committee Report

Member Chandler recommended the Board approve all renewals and initial applications as listed on the agenda. Member Ogden made a motion to so approve. Member Crepps seconded the motion. The motion carried.

Closed Session

Member Halcomb moved to enter closed session to deliberate on individual adjudications, pursuant to KRS 61.810(1)(j), regarding the education committee items as listed on the agenda. Member Chandler seconded the motion. The motion carried.

Member Halcomb moved to reconvene in open session. Member Chandler seconded the motion. The motion carried.

Education Committee Report

Member Halcomb moved to deny the course American Home Inspectors training (deferred from 12/20/22 meeting), on grounds of 831 KAR 2:040 Section 3(2) (“An online prelicensing training course shall not be accepted by the board unless . . .”). Member Hiten seconded the motion. The motion carried.

Member Halcomb moved to recommend the Board **approve** the following Advance PLI 4U classes:

1. Advanced Kentucky Laws and Regulations
2. Advanced Standards of Practice
3. Aspects of Heating
4. Emerging Trends in Standards
5. Advanced Series all Courses
6. Exploring Air Conditions
7. Housing Trends and Forecasts
8. Updated Law, Regs and Cases

And further, that the Board **defer** the following Advance PLI 4U classes, and to authorize the Board administrator to approve the following classes once missing information is submitted by the applicant:

1. Advanced Contracts
2. Advanced Report Writing
3. Business Series
4. CE Basic
5. Contract Practical Update
6. Contracts Live Update
7. Electrical Reporting
8. Emerging Trends
9. Environmental Issues
10. Exploring Exteriors
11. Exploring Gas Furnaces
12. Inspecting Insulation and Ventilation
13. Exploring Structure
14. FLIP Reporting
15. Furnaces
16. Hot Water Boilers
17. Interiors
18. Manufactured Housing

19. Plumbing Reporting
20. Plumbing
21. Problems with Agents
22. Risk Management
23. Roof Repairs
24. Roofing
25. Vocabulary of Inspection

And further, that the Board **deny** the following Advance PLI 4U class:

1. Exploring electrical -(CE), 7-hour course must be no longer the 6-hours pursuant to 831 KAR 2:040 Section 4(2).

Member Crepps seconded the motion. The motion carried.

Member Halcomb moved that the Board approve the Home Inspection University PLE classes (7 courses); approve provider Michael Casey; and defer again the class submitted for the December 20, 2022 meeting, as it contains no course information or name submitted. Member Ogden seconded the motion. The motion carried.

Member Halcomb moved that the Board approve the McKissock course. Member Ogden seconded the motion. The motion carried.

Complaint Committee Report

Member Chandler presented the Complaint Committee Report. Member Hiten moved the Board approve the Agreed Order in 20-KBHI-005 as presented. Member Ogden seconded the motion. All in favor, the motion passed.

Public Comments

The Board received public comments from a speaker who identified himself as Mike Patton regarding a request for a better microphone setup and a request for information about legal standards.

Motion to Approve Timesheets

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

Meeting Adjournment

With no further business to discuss, member Chandler made a motion to adjourn. Member Hiten seconded this, and with all in favor the meeting adjourned at 11:38 a.m.

Pursuant to KRS 324B.060, I, Natalie W. Brawner,
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
January 24, 2023. 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 January 24, 2023 meeting at its meeting held on
February 28, 2023.

Natalie W. Brawner 3/1/2023
KREA Executive Director/Date