



## PUBLIC PROTECTION CABINET

**Andy Beshear**  
GOVERNOR

**Jacqueline Coleman**  
LIEUTENANT GOVERNOR

**Kentucky Real Estate Authority**  
**Board of Home Inspectors**  
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Frankfort, KY 40601  
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**Ray A. Perry**  
SECRETARY

**September 27, 2022**  
**10:00 A.M.**

### **BOARD MEETING MINUTES**

#### **MEMBERS PRESENT**

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

#### **KENTUCKY REAL ESTATE AUTHORITY**

Tatum A. Herrington, Board Administrator  
August Pozgay, General Counsel  
René Rogers, Staff Attorney III  
Hannah Carlin, Deputy Executive Director

#### **GUESTS**

Chris Curtis  
Jason McClung  
Lori Keeney

#### **CALL TO ORDER AND GUEST WELCOME**

Board Chair Chandler called a meeting of the Kentucky Board of Home Inspectors to order at 10:11 a.m. A quorum was established. Introductions were made, and guests in attendance were welcomed.

#### **Approval of August Minutes**

Member Buchanan made a motion to approve the August 23, 2022 meeting minutes as presented, to include an edit suggested by Board counsel regarding a citation to KRS 61.823. The motion was seconded by member Halcomb. With all in favor, the motion carried.

#### **KREA Executive Director Comments**

Kentucky Real Estate Authority ("KREA") Executive Director Robert Astorino addressed the Board, stating there will be changes in staffing. Mr. Astorino informed the Board that KREA's fiscal coordinator Brian Nesselrode separated from employment with the KREA and provided an update on the pending arrival of KREA's new fiscal coordinator. Mr. Astorino also informed the Board he will be retiring on September 30<sup>th</sup>, noting he is proud of the Board's accomplishments over the past two and a half years.

### **Licensure Report**

Board Administrator Tatum Herrington gave the licensure report. As of September 27, 2022, there are 616 active licensees, twenty-three (23) inactive licensees, and thirty-seven (37) inactive non-renewal licensees, with a total of 676 licensees.

### **Application Committee Report**

Member Buchanan, of the application committee, reported the following:

The application committee reviewed ten (10) applications. Of those applications seven (7) were recommended for approval: J.J., G.H., A.E., J.F., J.B., CW., S.S. and three (3) were recommended for deferral due to missing required documentation: J.M., K.B., and A.M.

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 Halcomb of the education committee made the following recommendations:

#### **ADVANCE-Professional Learning Institute**

- Pre-licensing course

Member Halcomb made a motion to defer to the Board to authorize the administrator to contact the provider for missing materials. Member Hiten seconded the motion. All in favor, the motion passed

#### **All About Home Inspecting**

- Pre-licensing course

Member Halcomb made a motion to approve the pre-licensing course. Member Hiten seconded the motion. All in favor, the motion passed.

#### **Inspection Certification Associates**

- Pre-licensing course

Member Halcomb made a motion to approve the pre-licensing course. Member Buchanan seconded the motion. All in favor, the motion passed.

#### **McKissock**

- Phased Inspections from the Ground Up – 3 hrs.
- Online Correspondence: Phased Inspections from the Ground Up – 3 hrs.

Member Halcomb made a motion to approve the continuing education courses. Member Buchanan seconded the motion. All in favor, the motion passed.

### **Pillar to Post**

- Pre-licensing course

Member Halcomb made a motion to defer the pre-licensing course for review by Board counsel. Member Hiten seconded the motion. All in favor, the motion passed.

### **Legal Report**

Mr. Pozgay provided an update to the Board regarding case 21-KBHI-001. Mr. Pozgay stated he is aware the Board is wanting to make changes to the current regulations. He is hoping to have an update on the regulations at the October Board meeting.

### **New Business**

#### **ASHI InspectionWorld 2023**

Board administrator Tatum Herrington gave an overview of ASHI InspectionWorld 2023. The conference is going to be held January of 2023 in Las Vegas. Board Chair Chandler stated he would like the licensed home inspectors on the Board to attend the conference. Member Buchanan told the Board he had attended ASHI InspectionWorld in the past, stating the conference was very beneficial and great for networking. Member Buchanan suggests the Board look further into details at next month's Board meeting.

Member Buchanan made a motion to send a delegation of the Board to ASHI InspectionWorld 2023, with delegation members to be determined after gathering materials to be reviewed at next month's meeting. Member Hiten seconded the motion. All in favor, the motion passed.

#### **Licensee Advertisements**

Member Hiten informed the Board he is getting complaints from real estate licensees that home inspectors are not putting their license numbers on advertisements. Member Hiten and Buchanan suggest sending an email to all licensees reminding them of the Board's advertising regulation.

Member Buchanan made a motion for legal counsel to draft a statement to all licensees regarding the Board's advertising regulation, for review and approval by the Board. Member Hiten seconded the motion. All in favor, the motion passed.

#### **Government Emails**

Member Buchanan expressed concern with his government issued email, stating he has experienced many technical difficulties. Director Astorino suggests any Board members having trouble with their government email contact the Commonwealth Office of Technology.

### **Motion to Approve Timesheets**

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

### **Public Comments**

Chris Curtis voiced his concerns on the Board's advertising regulation. Mr. Curtis stated some of the language in this regulation may not be clear to licensees.

Members Chandler and Hiten are attending the Kentucky Realtors Annual Convention on September 28, 2022. Board staff has created a flyer for the convention. Mr. Pozgay stated the Board needs to make a motion to approve the flyer. Mr. Pozgay also advised the Board to not discuss any Board business at the convention.

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

### **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 10:55 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  
September 27, 2022. Although I was not present at this meeting, my 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 September 27, 2022 meeting at  
its meeting held on October 25, 2022.

Natalie W. Brawner 2/20/2023  
KREA Executive Director/Date