



Andy Beshear
Governor

Kerry B. Harvey, Secretary
Public Protection Cabinet

Robert Astorino
Kentucky Real Estate Authority

Kentucky Board of Home Inspectors
500 Mero Street 2NE09
Frankfort, KY 40601
(502) 564-7760
bhi.ky.gov

VOTING MEMBERS
Mitch Buchanan, Chair
Paul Ogden, Vice Chair
James (Jim) Chandler
Mark Hiten
Ralph Halcomb

GENERAL COUNSEL
John L. Hardesty

November 24 2020
10:00 A.M.

SPECIAL BOARD MEETING MINUTES

A special meeting of the Board of Home Inspectors was held via video teleconferencing on Tuesday, November 24, 2020 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 (Jim) 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

Brian Brock
Daniel Gonzalez
Steve Keeney
Greg Ivey
Mike Hesterberg
Paul Bridgewater
Sarah Bridgewater

CALL TO ORDER AND GUEST WELCOME

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

Approval of October Minutes

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

Licensure Report

Board Administrator Tatum Herrington gave the licensure report. As of November 24, 2020 there are 589 active licensees, sixteen (16) inactive licensees, and eight (8) inactive non-renewal licensees, with a total of 613 licensees.

Application Committee Report

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

The application committee reviewed thirty-two (32) applications. Of those applications five (5) were deferred, and twenty-seven (27) were approved.

Education Committee Report

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

Bluegrass Inspection Institute

Pre-Licensing Course- 64 hours

KY Law KRS 198B & 831 KAR- 3 hours

Manufactured Housing- 2 hours

Report Writing- 3 hours

Electrical Inspections- 3 hours

Heating & Air Conditioning Inspection- 3 hours

Plumbing Inspections- 3 hours

Attic, Insulation & Ventilation- 3 hours

Structural Issues- 2 hours

Residential Roof Inspections- 3 hours

Advanced HVAC Training- 3 hours

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

Complaint Committee Report

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

20-KBHI-003

Members Hiten and Chandler made a motion to request the respondent submit a response to the complaint. Board Chair Buchanan seconded. All in favor, the motion passed.

20-KBHI-005

Members Hiten and Chandler made a motion to request the respondent submit a response to the complaint. Board Chair Buchanan seconded. All in favor, the motion passed.

Apprenticeship Program Discussion

The Board brought in Michael Hesterberg to provide an overview of the experience based program for home inspectors in Ohio. Board Chair Buchanan believes this type of program would help prepare future home inspectors, and requests more information from Mr. Hesterberg.

Licensee Renewal Request

A licensee had asked Board Administrator Tatum Herrington if they would not be able to renew their license, considering their last home inspection report was from June 2019. Due to recent times, the Board believed they should

accept this application. Member Chandler made a motion to accept the licensee's renewal application. Member Hiten seconded. All in favor, the motion passed.

KREA Executive Director Comments

KREA Director Robert Astorino addressed the Board and reviewed the Governor's most recent executive orders. He stated office based businesses should only be operating at thirty-three percent, and that the Governor's orders are posted on the KBHI website. Director Astornio believes there has been great progress in the Board, and has high hopes. Director Astorino agrees with the Board that an experience based program would be beneficial to future licensees.

Board Administrator Report

Board Administrator Tatum Herrington gave the following report:

- Ms. Herrington presented a list of possible meeting dates for 2021 to the Board. These potential dates were the fourth Tuesday of every month. The Board agreed to keep the monthly Board meetings on the fourth Tuesday of each month.
- When a licensee renews their license through the Department of Professional Licensing Portal, they are charged an administrative processing fee by Kentucky Interactive. Board Chair Buchanan has expressed interest in covering this fee for licenses, and Ms. Herrington will research if this is possible for the Board to do.

Education Provider Issue

At 11:05 a.m. Board Chair Buchanan moved to go into Executive Session pursuant to KRS 61.878(1)(k) and to KRS 61.810 (1)(c), 1(j), and 1(k), to deliberate on individual adjudications, proposed or pending litigation, and to review records exempt from public disclosure. The motion was seconded by member Chandler. All in favor, the motion passed.

At 11:44 a.m. Board Chair Buchanan moved to come out of Executive Session. Member Chandler seconded the motion. All in favor, the motion passed.

Board Chair Buchanan made a motion to further investigate the issue discussed in Executive Session. Member Halcomb seconded the motion. All in favor, the motion passed.

Motion to Approve Timesheets

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

Meeting Adjournment

With no further business to discuss, Board Chair Buchanan made a motion to adjourn. Member Ogden seconded this, and with all in favor the meeting adjourned at 11:46 a.m.