



Andy Beshear
Governor

Ray A. Perry
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

Molly B. Cassady, General Counsel
Kentucky Real Estate Authority

November 23, 2021
10:00 A.M.

BOARD MEETING MINUTES

A Meeting of the Board of Home Inspectors was held via video teleconferencing on Tuesday, November 23, 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
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

Bill Jackson
Brent Marcinek
Chris Curtis
Kaela Passarelli
Michelle Rhody
Phillip Scott
Ron Scudder

CALL TO ORDER AND GUEST WELCOME

Board Chair Buchanan called a meeting of the Kentucky Board of Home Inspectors to order at 10:19 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 Ogden noted the October meeting minutes did not include the Board's discussion of forming an education committee. Ms. Herrington stated she would edit the meeting minutes to include the discussion.

Once Ms. Herrington had made the changes, member Chandler made a motion to approve the October meeting minutes. The motion was seconded by member Ogden. With all in favor, the motion carried.

KREA Executive Director Comments

KREA Executive Director Robert Astorino addressed the Board and stated all Board Chairs in the Kentucky Real Estate Authority will be meeting on December 7th. Mr. Astorino stated he is excited for the education subcommittee to hold a meeting to discuss the possibility of online prelicensing courses.

Licensure Report

Board Administrator Tatum Herrington gave the licensure report. As of November 23, 2021, there are 728 active licensees, thirty-two (32) inactive licensees, and seven (7) inactive non-renewal licensees, with a total of 767 licensees.

Application Committee Report

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

The application committee reviewed six (6) applications. Of those applications six (6) 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

At 10:29 AM member Chandler moved for the Board to enter executive session, pursuant to KRS 61.878(1)(k) and (l) 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. Member Ogden seconded the motion. All in favor, the motion passed.

At 11:20 AM Board Chair Buchanan made a motion to come out of executive session. Member Halcomb seconded the motion. All in favor, the motion passed.

P.S

Board Chair Buchanan made a motion to approve applicant P.S. Member Chandler seconded the motion. All in favor, the motion passed.

Complaint Committee Report

Member Chandler, of the complaint committee, reported and made the following recommendations.

- **21-KBHI-007:** Member Chandler recommend KREA’s investigator Brian Travis file a complaint on behalf of the Board.

Board Chair Buchanan made a motion to accept the recommendation for complaint 21-KBHI-007. Member Hiten seconded the motion. All in favor, the motion passed.

- **21-KBHI-013:** Member Chandler recommended further investigation.

Member Ogden made a motion to accept the recommendation for case 21-KBHI-013. Board Chair Buchanan seconded the motion. All in favor, the motion passed.

InterNACHI Test Provider Documents

Kaela Passarelli gave an overview the InterNACHI home inspector’s exam. Ms. Passarelli stated the test in a free online test that can be taken anywhere. The test consists of 120 questions that must be completed within a 60-minute timeframe, giving the test taker 30 seconds per test. The InterNACHI exam is available for anyone who wishes to take the test, and they do not have to be a member of InterNACHI. The test can also be proctored through a proctoring service. Board Chair Buchanan stated the Board would continue this discussion at future Board meeting.

Legal Report

KBHI General Counsel Molly Cassady gave the following report:

Regulation Update

Ms. Cassady stated the Board will put the regulations on hold until the education subcommittee meets. Once the education subcommittee meets, the Board may make further changes to the regulations. Ms. Cassady stated the Board will want education providers to participate in the education subcommittee meetings but will not be voting members of the committee.

Complaints

Ms. Cassady stated there will be a prehearing conference for case 21-KBHI-001 on March 14, 2022.

Motion to Approve Timesheets

Member Ogden 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, Board Chair Buchanan made a motion to adjourn. Member Ogden seconded this, and with all in favor the meeting adjourned at 12:02 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 November 23, 2021 .

I have not reviewed, nor did I participate in discussions, deliberations, or decisions

