



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

Robert L. Astorino, Sr.
EXECUTIVE DIRECTOR

August 23, 2022
10:00 A.M.

BOARD MEETING MINUTES

A Meeting of the Board of Home Inspectors was held via video teleconferencing on Tuesday, August 23, 2022, under the special meetings provisions as set forth in KRS 61.823 in response to the Covid-19 pandemic.

MEMBERS PRESENT

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

KENTUCKY REAL ESTATE AUTHORITY

Tatum A. Herrington, Board Administrator
August Pozgay, General Counsel
Robert Astorino, Executive Director
Rene Rogers, Staff Attorney
Hannah Carlin, Deputy Executive Director
Brian Nesselrode, Fiscal Coordinator

GUESTS

Aaron Allen
Chris Curtis
Herb Schum
Lori Keeney

CALL TO ORDER AND GUEST WELCOME

Board Chair Chandler called a meeting of the Kentucky Board of Home Inspectors to order at 10:03 a.m. All members were present, and a quorum was established. Introductions were made, and guests in attendance were welcomed.

Approval of July Minutes

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

KREA Executive Director Comments

KREA Executive Director Robert Astorino addressed the Board, stating KREA will have a part time investigator until the position has been filled. Scott Hoskins from the Department of Charitable Gaming will be working with KREA two days a week. Mr. Astorino also stated KREA has a new General Counsel, August Pozgay. Mr. Pozgay introduced himself to the Board, stating he looks forward to working with KBHI.

Licensure Report

Board Administrator Tatum Herrington gave the licensure report. As of August 23, 2022, there are 611 active licensees, twenty-three (23) inactive licensees, and thirty-seven (37) inactive non-renewal licensees, with a total of 671 licensees.

Application Committee Report

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

The application committee reviewed eleven (11) applications. Of those applications, the committee recommended eight (8) be approved and three (3) be deferred.

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

Education Committee Report

Member Hiten of the education committee reported the recommendations of the committee regarding the following course applications:

KREIA

- 901 Core Law: Rules, Regulations and Ethics for Home Inspectors - 3 hrs.
- 902 Report Writing - 3 hrs.
- 903 How Does your Business Look Naked- 3 hrs.
- 904 The Importance of Inspection Agreements- 3 hrs.
- 905 HVAC for the Home Inspector- 3 hrs.
- 906 Plumbing Basics- 3 hrs.
- 907 Defect, No Defect- 3 hrs.

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

ASHI

- Electrical Inspections...Solving the Mystery – 2 hrs.
- AC & Heat Pumps Keeping It Cool - 2 hrs.
- Basement Inspections, Reports and Identifying Defects – 2 hrs.

- Water, Vapor and Dew Point for Home Inspectors – 2 hrs.
- Inspecting the Exterior...The Hidden Problems – 2 hrs.
- Inspecting Masonry – 2 hrs.
- Digging Deep into Crawlspace – 2 hrs.
- Sewer Lines: A Problem you Can't Flush! – 2 hrs.
- Roofing: The Devil is in the Details – 2 hrs.
- Electrical Service Inspections – Knowledge to Use Every Day – 2 hrs.
- Report Writing Follies – 2 hrs.
- Fireplace & Woodstove Inspection – 2 hrs.
- Indoor Air Quality – 2 hrs.
- Healthy Home – 2 hrs.

Member Hiten made a motion to defer the above courses for administrative approval pending receipt of course materials. Member Buchanan seconded the motion. All in favor, the motion passed.

- Evaluating Pools & Spas – 2 hrs.
- Evaluating Seawalls & Boat Docks – 2 hrs.

Member Hiten made a motion to deny the above courses. Member Ogden seconded the motion. All in favor, the motion passed.

Dennis Badger & Associates, LLC Correspondence

At 10:16 a.m. Member Ogden made a motion to enter closed session KRS 61.810, (1)(c) and (1)(j), for discussions of proposed or pending litigation and deliberations of a quasi-judicial body regarding individual adjudications in waiver request of L.T., 22-KBHI-005 and 22-KBHI-006, with board staff and counsel. Member Hiten seconded the motion. All in favor, the Board entered executive session.

At 10:52 a.m. member Hiten made a motion to come out of executive session. Member Buchanan seconded the motion. All in favor, the motion passed.

Member Ogden made a motion to deny the waiver request of L.T. Member Buchanan seconded the motion. All in favor, the motion passed.

Complaint Committee Report

20-KBHI-005

Member Ogden made a motion to approve the counterproposal of a private reprimand and seven (7) hours of continuing education: three hours (3) in report writing and four (4) hours in InterNACHI standards of practice, to be completed within ninety (90) days of the Agreed Order, to be included with standard Agreed Order terms of the Board. Member Buchanan seconded the motion. All in favor, the motion passed.

22-KBHI-006

Member Ogden made a motion to dismiss case 22-KBHI-006. Member Hiten seconded the motion. All in favor, the motion passed.

Legal Report

KBHI General Counsel August Pozgay gave the following report:

General Legal Update

Mr. Pozgay informed the Board that he is in the process of reviewing the Board's regulations as directed by the board. Mr. Pozgay also stated he will be taking leave in September. Legal services coverage will be provided by attorneys for the Public Protection Cabinet Office of Legal Services and the Kentucky Real Estate Authority.

Motion to Approve Timesheets

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

Public Comments

There were no public comments.

Financial Report

KREA Fiscal Coordinator Brian Nesselrode presented a financial report to the Board. Mr. Nesselrode went over the total revenues for each year, starting from 2018.

Meeting Adjournment


With no further business to discuss, Member Hiten made a motion to adjourn. Member Buchanan seconded this, and with all in favor the meeting adjourned at 11:07 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 August 23, 2022

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 August 23, 2022