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PUBLIC PROTECTION CABINET
Kentucky Division of Real Property Boards
Kentucky Board of Auctioneers
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Kentucky Board of Auctioneers
Meeting Minutes

March 11, 2026
9:30 a.m. ET

A meeting of the Kentucky Board of Auctioneers was held on March 11, 2026, at the Mayo-Underwood Building, Frankfort, KY 40601, Room 247CE and by videoconference via MS Teams.

Members Present

Chairperson Gregory Johnson
Member GeMonee Brown
Member John Kessler
Member Ronald Kirby
Member Russell Mills

Staff Present

Tracy Carroll, Director
Patrick Riley, General Counsel
Seth Branson, Procedures Development Specialist II
Randy Kloss, Investigator
Tim Nehring, Investigator
Rachel Couch, Paralegal
Scott Pieratt, Administrative Coordinator

Guests

Joseph R. Gribbins
Crystal
Kristina

TEAM
KENTUCKY



Call to Order

Chairperson Johnson called the meeting of the Kentucky Board of Auctioneers to order at 9:36 a.m. ET.

Approval of Minutes

Member Kessler moved to approve the February 11, 2025 meeting minutes as presented. Member Kirby seconded the motion. Having all in favor, the motion carried.

Division of Real Property Boards Update

Director Tracy Carroll thanked everyone for attending the Board Meeting and stated that Deputy Director Gerald Florence and Staff Attorney III Danielle Haddad were attending the ARELLO Legal Exchange Conference. Ms. Carroll also announced that we are hiring a temporary staff member that will serve all four boards.

Financial Report

Procedures Development Specialist II Seth Branson presented the budget total for the Board of Auctioneers as \$590,169.70 FY26 YTD as of March 2, 2026.

The total for the Board of Auctioneers Education and Recovery Fund was reported to be \$698,187.74 FY26 YTD as of March 2, 2026.

Legal Update

General Counsel Patrick Riley thanked everyone for attending the meeting. Mr. Riley gave a brief update on House Bills that could have a potential impact and where each bill was in the legislative process at this juncture. Mr. Riley reserved his comments regarding potential litigation for closed session and all other comments for new business and action items review.

Licensure Report

Administrative Coordinator Scott Pieratt reported nine (9) persons took the Auctioneers examination. Six (6) applicants passed and three (3) failed.



Complaint Committee Report

Member Kirby presented the following recommendations to the full Board:

1. **In re: Cease-and-Desist Letter of C.W.** – Recommend filing a formal complaint against C.W.
2. **In re: Cease-and-Desist Letter of T.S.** – Recommend filing a formal complaint against T.S.
3. **2025-KBOA-001** – Recommend that J.V.’s licensure application for auctioneer and auction house operator be accepted contingent upon the execution of a proposed agreement with terms of a probationary period and fine as outlined by legal counsel.
4. **In re: Combined Matters of D.S.** - Status Update Only.

Closed Session

Member Mills made a motion to enter closed session pursuant to KRS 61.815 and KRS 61.810(1)(c) and (j), with board staff and counsel, to discuss proposed or pending litigation and deliberate on individual adjudications as listed in the agenda at 9:42 a.m. ET. Member Kessler seconded the motion. Having all in favor, the motion carried.

Reconvene in Open Session

Member Kessler made a motion to reconvene in open session at 10:09 a.m. ET. Member Mills seconded the motion. Having all in favor, the motion carried.

Motions from Closed Session

1. **In re: Cease-and-Desist Letter of C.W.** – Member Kessler moved to file a formal complaint against C.W. Member Mills seconded the motion. Having all in favor, the motion passed.
2. **In re: Cease-and-Desist Letter of T.S.** – Member Kessler made a motion to file a formal complaint against T.S. Member Brown seconded the motion. Having all in favor, the motion passed.
3. **2025-KBOA-001** – Member Kessler moved to approve the auctioneer and auction house operator licensure applications of J.V. contingent upon the execution of a proposed agreement with terms of a probationary period and fine as outlined by legal counsel.
4. **In re: Combined Matters of D.S.** - Status Update Only.
5. **In re: Licensee Request of J.M.2** – Member Kirby moved to approve the licensee request of J.M.2. and waive all required fees pending all other licensing criteria are met. Member Mills seconded the motion. Having all in favor, the motion carried.



6. **In re: Licensee Request of S.M.** – Member Mills recused himself. Member Kessler made a motion for licensee to submit an affidavit to clarify education history for the waiver of eighty (80) hours. Member Kirby seconded the motion. Having all in favor, the motion carried.
7. **In re: Licensee Request of M.G.** – Status update only.

New Business and Action Items

General Counsel Riley provided a concise overview of the process moving forward for the Board to pursue unlicensed auctioneering activity. Specifically, complaints against individuals observed to be practicing unlicensed auctioneering may be submitted via a formal complaint or an informal correspondence—with the formal complaint submission method preferred. An informal correspondence containing evidence of the unlicensed practice of auctioneering shall be briefly qualified by staff. If substantiated, a cease-and-desist letter will be sent to the individual or entity for a response. Upon receipt of a response, the matter will be brought before the Board for the filing of a formal complaint and adjudication as necessary.

General Counsel Riley shared that the biennial licensure renewal process will go into effect in the year 2027.

General Counsel Riley entertained discussion on the continuing education inquiries contract including comments by Mr. Joseph Gribbins on whether the compensation would be daily or hourly, whether the contract would be an annual agreement, and whether all activities would be directed by the Board chair and/or full Board. Furthermore, Mr. Gribbins volunteered his services to revise the auctioneer examination study guide for the Board.

Member Kirby moved for counsel to draft an RFP for a Continuing Education consulting contract. The motion was seconded by Member Brown. Having all in favor, the motion carried.

General Counsel Riley stated that remaining drafts of KBOA regulations would be presented at the regularly scheduled April board meeting.

Chairperson Johnson requested updates at the April 2026 board meeting about the KAA funding request. Deputy Director Gerald Florence stated that he would soon provide an update. Also, Chairperson Johnson requested an update on the three remaining informal correspondence provided to the Board staff regarding the unlicensed practice of auctioneering. General Counsel Riley stated that such updates would be provided at the April 2026 board meeting.

Public Comments

None.



Approval Per Diem

Member Kessler made a motion to approve the per diem and travel expenses for the following:

1. March 11, 2026, CRC Meeting; and
2. March 11, 2026, KBOA Main Meeting.

Member Brown seconded the motion. Having all in favor, the motion carried.

Meeting Adjournment

Member Mills moved to adjourn the meeting at 10:55 a.m. ET. Member Kirby seconded the motion. Having all in favor, the meeting adjourned.

Next meeting will be held on April 08, 2026



Pursuant to KRS 324B.060, I, Tracy Carroll,
Executive Director for the Kentucky Division of Real Property Boards
Kentucky Board of Auctioneers,
have reviewed and Approved the expenditures for the meeting of the
Kentucky Board of Auctioneers (the Board) held on
February 11, 2026. 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 Commission at
this meeting related to individual disciplinary matters, investigations, or
applicant reviews.

The Commission approved the minutes of its meeting at its meeting held on
February 11, 2026.

Signature 

Today's Date: 4-8-26

