



**Andy Beshear**  
GOVERNOR

**Jacqueline Coleman**  
LIEUTENANT GOVERNOR

**PUBLIC PROTECTION CABINET**  
**Kentucky Division of Real Property Boards**  
**Kentucky Board of Auctioneers**  
500 Mero Street, 2NE09  
Frankfort, KY 40601  
Phone: (502) 782-0722

**Ray A. Perry**  
SECRETARY

**DJ Wasson**  
DEPUTY SECRETARY

**KENTUCKY BOARD OF AUCTIONEERS**  
**Full Board Meeting**  
**August 14, 2024**  
**Mayo-Underwood Building and Video Conference**

**BOARD MEETING MINUTES**

A meeting of the Kentucky Board of Auctioneers (“Board”) was held via Microsoft Teams videoconference, August 14, 2024, and at 500 Mero Street, Conference Room 133CE, Frankfort, KY 40601.

**Members Present**

Ronald Kirby, Jr.  
Gregory Johnson  
Bill Patrick  
Danny Ray Ford, Chairperson  
GeMonee Brown

**Special Guest**

Representative David Meade

**Staff Present**

Tracy Carroll, Executive Director  
Gerald Florence, Deputy Executive Director  
Patrick Riley, General Counsel  
René Rogers, Staff Attorney III  
Seth Branson, Procedures Development Specialist I  
Scott Pieratt, Administrative Board Coordinator  
Megan LaShelle, Administrative Board Coordinator  
Leah Redden, Administrative Board Coordinator  
Calee Carroll, Intern  
Andrea Helton, Paralegal

### **Call to Order**

Board Chairperson, Ford called a meeting of the Kentucky Board of Auctioneers to order at 9:40 A.M. EST. Members Kirby, Johnson, Ford, Brown, and Patrick were present, and a quorum was established.

### **Approval of the July 10, 2024, Meeting Minutes**

Member Johnson moved to approve the June 12, 2024, board meeting minutes as presented, the July 10, 2024, board meeting minutes as presented, and the July 30, 2024, special meeting minutes as presented. Member Patrick seconded the motion. Having all in favor, the motion carried.

Member Ford introduced Representative Meade and asked if he could share some insights to the Board pertaining to House Bill 403. Representative Meade expressed to the Board that he was one of the originators of House Bill 403. Representative Meade further expressed concern that the policies & procedures were not being implemented and the licensees were not being served efficiently and efficiently. The intent of House Bill 403 was to ensue each real estate board has their own staff. Representative Meade stated that the three real estate boards are to come together under the shared umbrella of the Division of Real Property Boards, including the Kentucky Board of Auctioneers, the Kentucky Board of Home Inspectors, and the Kentucky Real Estate Appraisers Board. Further stating, that there should be no sufficient impact financially to any of the affected boards. License fees and Board revenues should be enough money to implement the new legislation and to hire additional staffing for all three Division of Real Property Boards. Chair Ford added that he thought staff was doing everything that they can to ensure a smooth transition.

### **KREA Update**

Deputy Executive Director, Florence, thanked everyone for coming to the Board meeting then went on to report the Budget shows a balance of \$766,073.69 in the Board account. Deputy Executive Director, Florence, further stated that the Research and Recovery Fund had a balance of \$630,538.56. Member Patrick inquired on how the funds were allocated. Deputy Director, Florence, advised the board that we will reach out to finance for a breakdown on how the funds are distributed.

### **Legal Update**

General Counsel, Patrick Riley, conveyed his appreciation to Representative Meade for attending the Kentucky Board of Auctioneers meeting. He went on to say General Counsel is here to support to the Board and is ready to submit the Boards recommendations to the Secretary.

### **Old Business – Complaint**

The Complaints Review Committee, Member Johnson, presented the following recommendations to the board:

Recommended that KBA 24-004 be dismissed; KBA 23-008 be referred for further investigation. Member Johnson also informed the Board that an update on KBA 23-001, KBA 23-002, KBA 23-005, KBA 23-006, and KBA 24-007 would be provided in Closed Session.

### **Online Proctored Exam**

Board Coordinator, Scott Pieratt, reported since the last update on July 10, 2024, nine (9) people had taken the exam. Of those nine (9) individuals four(4) passed and five(5) failed the exam. General Counsel, Patrick inquired about the standard pass rate. Deputy Executive Director, Florence stated this percentage is a higher pass rate than other boards under the authority. Member Kirby requested if the staff could start including the location, geography, and education provider in our proctored exam report going forward.

### **Closed Session**

Member Johnson motioned to go into closed session pursuant to KRS 61.815 and KRS 61.810 (1)(c) and (j) to discuss proposed or pending litigation and deliberate on individual adjudications in the following matters: KBA 23-001, KBA 23-002, KBA 23-005, KBA 23-006, KBA 24,001, KBA 24-004, and KBA 24-008, at 10:01 a.m. EST. Member Patrick seconded the motion. Having all in favor, the motion carried. Member Johnson recused himself for Closed Session deliberations and discussions of KBA 24-001 in this closed session and was moved into a breakout room (via Teams).

### **Reconvene in Open Session**

Member Brown motioned to reconvene in open session. The motion was seconded by Member Johnson, having all in favor, the motion carried. Chairman Ford resumed the full Board meeting at 10:23 A.M. EST and welcomed everyone back in attendance.

### **Motions from Closed Session**

The Board voted on the following motions: In Re the matter of KBA 23-001, KBA 23-002, KBA 23-005, KBA 23-006, and KBA 24-001 the Board made no motion and were updated on the progress of an agreed order, regarding sanctions already ordered by the board in previous meeting. Member Patrick motioned to dismiss KBA 24-004. and to send a letter conveying to the participants to stop using auction terminology in their advertisements to each. Member Kirby seconded the motion, having four members in favor, the motion carried. Member Johnson recused himself from the vote on KBA 24-004. Member Johnson made a motion to send a formal letter of reprimand concerning KBA 24-008. The motion was seconded by Member Patrick, having all in favor, the motion carried.

### **New Business**

Member Ford stated, the Board is to present staffing memorandum and recommendations that will be presented to the Secretary's Office with the Public Protection Cabinet. Member Ford further requested recommendations from the members of the Board.

Member Kirby and Johnson expressed the need to have an organizational workflow chart to assess the duties and functions for staffing. Chair Ford and Member Kirby stated we currently have the following staff dedicated to the KBOA in place: Executive Director, Tracy Carroll; Deputy Director, Counsel, Auctioneer Coordinator Scott Pieratt. Member Kirby expressed the need for a dedicated Investigator to the KBOA.

### **Public Comments**

No public comments

### **Upcoming Meeting**

The next regular meeting of the Board had been set for September 11, 2024.

### **Approval of Per Diem and Travel Expenditures**

Member Patrick moved to approve per diem and travel expenditures for the CRC held on August 14, 2024, and the full Board meeting held on August 14, 2024. Member Patrick seconded the motion. All in favor, the motion carried.

### **Meeting Adjournment**

Member Johnson motioned to adjourn the meeting. Member Kirby seconded the motion. Having all in favor, the motion carried. Chairman Ford adjourned the meeting at 10:53 A.M. EST.

Pursuant to KRS 324B.060, I, Tracy Carroll,  
Executive Director of the Kentucky Real Estate Authority  
(KREA), have reviewed and Approved the expenditures for the meeting  
of the Kentucky Board of Auctioneers (the Board) held on August 14, 2024. 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 Board at this  
meeting related to individual disciplinary matters, investigations, or applicant reviews.  
The Board approved the minutes of its August 14, 2024, meeting, at its meeting held on  
September 11, 2024.

Tracy Carroll 1/21/2025  
Executive Director Date