



**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**  
**November 13, 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 on November 13, 2024, and at 500 Mero Street, Conference Room 247CE, Frankfort, KY 40601.

**Members Present**

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

**Staff Present**

Tracy Wilson 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  
Dréa Helton, Paralegal

**Call to Order**

Chairperson Danny Ray Ford called the meeting of the Board to order at 9:51 A.M. EST. Members Johnson, Ford, Brown, Kirby, and Patrick were present, establishing a quorum.

**Approval of the October 09, 2024, Meeting Minutes**

Member Kirby moved to approve the October 09, 2024, meeting minutes as presented. Member Johnson seconded the motion. With all in favor, the motion carried.

### **Kentucky Division of Real Property Boards Update**

Executive Director Tracy Wilson Carroll thanked all Armed Service Veterans that have served our country in honor of Veterans Day. Director Carroll also thanked everyone for attending the Board meeting. Director Carroll announced the PPC will start board training cabinet wide and will try to accommodate their annual continuing education as well. Deputy Executive Director Gerald Florence reported that the budget had a balance of \$705,365.38 in the Board account, with the Research and Recovery Fund at \$643,161.08. Mr. Florence shared that our new intern Elizabeth Johnson will be doing some work with the Board. Deputy Executive Director Florence also presented the KBOA organizational workflow chart. Mr. Florence is still actively recruiting an investigator with experience in both investigative and real property fields.

### **Kentucky Division of Real Property Boards Legal Update**

Staff Attorney III René Rogers presented a brief summary of the escalation clause in real estate in Kentucky and moderated a discussion among Board members of same. Ms. Rogers also provided an update on the National Association of Realtors (“NAR”) Settlement and its impact—*if any*—on auctioneering and real estate in Kentucky. Chairperson Ford asked Legal to deliver a summary of the NAR settlement at the KAA convention in January. General Counsel Patrick Riley provided a statutory and regulatory update and overview of the 2022 revisions to the Kentucky auctioneer statutory scheme and its potential impact on the current and future Board updates to the auctioneering regulations.

### **Old Business – Complaints**

General Counsel Patrick Riley advised that any legal comments regarding the three matters listed in old business would be addressed during Closed Session. These matters include Nos. 23-007, 24-008, and 24-007.

### **Online Proctored Exam**

Board Coordinator Scott Pieratt reported that since the last update on October 09, 2024, nine (9) individuals took the exam. Of those, nine (3) failed, and two (6) passed.

### **Closed Session**

Member Johnson moved to enter closed session at 10:22 A.M., seconded by Member Patrick, to discuss Matter Nos. 23-007, 24-003, 24-007, 24-011, and 24-014. (Matter No. 24-014 was listed as “Potential Complaint (KRS 330.220(7))” on the agenda but has since been incorporated into the complaint numbering system of the Board.) With all in favor, the motion carried.

### **Reconvene in Open Session**

Member Johnson moved to enter open session at 11:27 A.M., seconded by Member Kirby. With all in favor, the motion carried.

### **Motions from Closed Session**

- Member Johnson moved for further investigation into Matter No. 24-003, seconded by Member Patrick. With all in favor, the motion carried.
- Member Johnson moved to dismiss Matter No. 24-011, seconded by Member Kirby. With all in favor, the motion carried.

- Member Kirby moved to table Matter No. 24-007 until the December 2024 full Board meeting to allow Counsel time to offer further advisement, seconded by Member Brown. With all in favor, the motion carried.
- Member Kirby moved to have Counsel draft a letter of reprimand for the respondent in Matter No. 24-014, seconded by Member Patrick. With all in favor, the motion carried.
- No action was taken on Matter No. 23-007 as the matter had already been approved for investigation at a previous Board meeting (December 13, 2023). Furthermore, as an administrative note, Matter No. 24-008 should be referenced only as Matter No. 23-007 since Matter No. 24-008 was a duplicate entry.

### **New Business**

- Deputy Executive Director Florence spoke about co-sponsoring the KAA Conference in January 2024 with an expenditure of \$8,000 to be used from the Education and Recovery Fund. All licensees are welcome to attend and participate in the continuing education offerings. Member Kirby moved to approve the expenditure, seconded by Member Johnson. With all in favor, the motion carried.
- Member Kirby moved to approve the 2025 Board meetings as presented, seconded by Member Johnson. With all in favor, the motion carried.

### **Public Comments**

No public comments.

### **Upcoming Meeting**

The next regular meeting of the Board is scheduled for December 11, 2024.

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

Member Johnson moved to approve per diem and travel expenses for the Complaints Review Committee and the full Board meeting held on November 13, 2024. Member Brown seconded the motion. With all in favor, the motion carried.

### **Meeting Adjournment**

Chairperson Ford motioned to adjourn the meeting. Member Johnson seconded the motion. With all in favor, the motion carried. Chairperson Ford adjourned the meeting at 11:40 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 November 13, 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 November 13, 2024, meeting, at its meeting held  
on December 11, 2024.

Tracy Carroll 1/25/25  
Executive Director Date