



PUBLIC PROTECTION CABINET

Andy Beshear
GOVERNOR

Jacqueline Coleman
LIEUTENANT GOVERNOR

Kentucky Real Estate Authority
Kentucky Board of Auctioneers
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Ray A. Perry
SECRETARY

DJ Wasson
DEPUTY SECRETARY

KENTUCKY BOARD OF AUCTIONEERS

Full Board Meeting

April 10, 2024

Mayo-Underwood Building and Video Conference

BOARD MEETING MINUTES

A meeting of the Board of Auctioneers was held at 500 Mero Street, Conference Room 259SW, Frankfort, Kentucky 40601 and via Zoom videoconference on April 10, 2024

MEMBERS PRESENT

Ronald Kirby, Jr.
Gregory Johnson
Bill Patrick (in person)
Danny Ray Ford
GeMonee Brown

KENTUCKY REAL ESTATE AUTHORITY STAFF PRESENT

Seth Branson, Procedures Development Specialist I
Gerald Florence, Deputy Executive Director
Scott Pieratt, Administrative Board Coordinator
Patrick Riley, General Counsel
René Rogers, Staff Attorney III
Leah Redden, Administrative Board Coordinator
Megan LaShelle, Administrative Board Coordinator
Tom Veit, Executive Assistant

Call to Order

Board Chair Ford called a meeting of the Kentucky Board of Auctioneers ("Board") to order at 9:33 a.m. eastern standard time. The roll was called and a quorum was established.

Approval of the March 20, 2024, Meeting Minutes

Member Kirby moved to approve the March 20, 2024, board meeting minutes. Member Brown seconded the motion. Having all in favor, the motion carried.

KREA Update

Deputy Executive Director, Gerald Florence, advised the board that the data on the financial report was from March 8, 2024. Deputy Director Florence presented that there are currently a total number of 1,483 active auctioneers. He introduced Scott Pieratt as the new Administrative Board Coordinator for the Kentucky Board of Auctioneers. He also introduced those in attendance including: Leah Redden as the Administrative Board Coordinator for the Kentucky Board of Home Inspectors, Megan LaShelle as the Administrative Board Coordinator for the Kentucky Appraisers Board and Tom Veit as the Executive Assistant for the Kentucky Real Estate Appraisers Board. Deputy Director Florence further informed the members that there has been a new Executive Director appointed to the Kentucky Real Estate Authority. Her name is Tracy Wilson Carroll and she will start with the Kentucky Real Estate Authority on April 16,

2024. Deputy Director Florence further informed the members that the Public Protection Cabinet has approved an additional investor to join the staff with KREA.

Legal Update

General Counsel Patrick Riley notified the Board that no matter what happens going forward, KREA will focus on efficiency and communication to address House Bill 403 proactively. House Bill 403 was vetoed, and Deputy Director Florence will provide an email with a copy of what the veto says.

New Business/Old Business/Miscellaneous Matters

- **Proctored exams through KCTCS:** Procedural Development Specialist Seth Branson reported that since the last update on March 20, 2024, four (4) people had taken the exam. Of those four (4) individuals, one (1) passed and three (3) failed the exam.
- Member Ford requested a review of the statutes and the need for a regulatory change regarding the initial licensing fees and biennial renewal licensing fees.

Complaint Review Committee (“CRC”)

The CRC presented the following recommendations from its meeting on April 10, 2024:

- **Complaints 24-002:** Member Johnson made the following motion: to refer for further investigation. Member Kirby seconded the motion. Having all in favor, the motion carried.

Closed Session

Member Kirby 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: **KBOA 24-002, B.S & R.S.A** at 10:24 a.m. Member Brown seconded the motion. Having all in favor, the motion carried.

Reconvene in Open Session

Member Johnson motioned to reconvene in open session. Member Brown seconded the motion. Having all in favor, the motion carried. Chairman Ford resumed the full Board meeting at approximately 10:40 a.m. and welcomed everyone in attendance back to the Board meeting.

Motions from Closed Session

Staff Attorney René Rogers provided a form of motion for the following two motions, the motions were so moved by Member Kirby:

- **B.S-** Motion to further investigate regarding appropriate licensing for statutory and regulatory compliance. So moved by Member Kirby, seconded by Member Patrick. Having all in favor, the motion carried.
- **R.S.A-** Motion to investigate regarding their online pre-licensing courses to confirm compliance with the Kentucky Statutes and Regulations. So moved by Member Kirby, seconded by Member Patrick. Having all in favor, the motion carried.

Upcoming Meeting

The next regular meeting of the Board had been set for May 8, 2024.

Approval of Per Diem and Travel Expenditures

Member Johnson moved to approve per diem and travel expenditures. Member Kirby seconded the motion. Having all in favor, the motion carried.

Meeting Adjournment

Member Johnson moved to adjourn the meeting. Member Patrick seconded the motion. Having all in favor, the motion carried. Chairman Ford adjourned the meeting at 10:50 a.m. eastern standard time.

Pursuant to KRS 324B.060, I, Kristen Lawson,
Acting 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 April 10, 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 April 10, 2024
meeting, at its meeting held on May 8, 2024 .

Kristen R. Lawson 05/30/2024

Executive Director Date