Andy Beshear
Governor

Jacqueline Coleman
Lieutenant Governor

Ray A. Perry
Secretary

D.J. Wasson
Deputy Secretary

PUBLIC PROTECTION CABINET
Kentucky Division of Real Property Boards
Kentucky Board of Auctioneers
500 Mero Street, 2NE09
Frankfort, KY 40601
Phone: (502) 564-7600

September 17, 2025
9:30 a.m. ET

Kentucky Board of Auctioneers
Meeting Minutes

A meeting of the Kentucky Board of Auctioneers was held on September 17, 2025, at the Mayo-Underwood Building, 500 Mero Street, Frankfort, KY 40601, Conference Room 247CE and by videoconference.

Members Present

Chairperson Danny Ford
Member GeMonee Brown
Member Gregory Johnson
Member Ronald Kirby
Member Bill Patrick

Staff Present

Tracy Carroll, Director
Gerald Florence, Deputy Executive Director
Patrick Riley, General Counsel
Danielle Haddad, Staff Attorney III
Seth Branson, Procedures Development Specialist II
Randy Kloss, Investigator
Tim Nehring, Investigator
Scott Pieratt, Administrative Coordinator

Call to Order

Chairperson Ford called the meeting of the Kentucky Board of Auctioneers to order at 9:37 a.m. ET. Members Ford, Johnson, Brown, Patrick and Kirby were present, establishing a quorum.

Approval of Minutes

Member Johnson moved to approve the August 8, 2025, meeting minutes as presented. Member Patrick seconded the motion. Having all in favor, the motion carried.

Division of Real Property Boards Update

Director Tracy Carroll thanked everyone for attending and welcomed any members of the public. Director Carroll advised the Public Protection Cabinet is bringing awareness of the Governor's initiative to stop scams across the Commonwealth. This initiative encourages everyone to report all scams to the Public Protection Cabinet. Director Carroll also stated there will be another Board training available in October. Further Director Carroll advised the Board of the new Cabinet requirement to give notice of board travel three to four months in advance for review and approval.

Financial Report

Deputy Director Gerald Florence presented the Budget total for the Board of Auctioneers as $694,035.33 FY26 YTD on 9/2/2025.

The total for the Board of Auctioneers Education and Recovery Fund was reported to be $695,415.94 FY26 YTD on 09/02/2025.

Deputy Director Gerald Florence said an Administrative Specialist Senior position is advancing forward to assist our legal team and hopes it will be filled soon.

Division of Real Property Boards Legal Update

General Counsel Patrick Riley introduced our newest team member, Staff Attorney III Danielle Haddad. Ms. Haddad spoke about her legal background and service to the Commonwealth. Ms. Haddad noted that she is looking forward to working for the Public Protection Cabinet and with everyone at the Kentucky Division of Real Property Boards. General Counsel Riley advised that an upcoming regulation review for the auctioneer regulations could be conducted in four smaller sessions starting in November 2025. Member Kirby agreed with this format of extending the regular meeting to chunk the process into four smaller sessions of regulation review. General Counsel Riley also administratively added Matter No. 24-003 to the agenda for closed session discussion.

Licensure Report

Administrative Coordinator Scott Pieratt reported thirteen (13) persons took the Auctioneers examination. Of that total, eight (8) passed the exam and five (5) failed. All of the failed exams were Apprentice Auctioneer Applicants.

Complaint Committee Report

Member Johnson presented the following recommendation to the full board:

1. **Matter No. 23-007** – Recommend to the Board to dismiss.

Closed Session

Member Johnson made a motion to enter closed session at 9:48 a.m. ET. 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, including the administrative addition of Matter No. 24-003. The motion was seconded by Member Kirby. Having all in favor, the motion carried.

Reconvene in Open Session

Member Johnson made a motion to reconvene in open session, seconded by Member Kirby at 10:19 a.m. ET. Having all in favor, the motion passed.

Motions from Closed Session

Member Johnson motioned individually on the following matters upon reconvening in open session:

1. **Matter No. 23-007 –** Move to dismiss. Seconded by Member Brown. Having all in favor, the motion carried
2. **Matter No. 24-003 –** Move to have Board Counsel draft a letter to the Complainant regarding the applicability of and eligibility for the Education, Research & Recovery Fund. Seconded by Member Kirby. Having all in favor, the motion carried
3. **Waiver Request K.N.** – Move to deny request. Seconded by Member Kirby. Having all in favor, the motion carried.

New Business

The Board Members provided the two items under New Business for information purposes only: including the Kentucky Auctioneers Association Nominations Letter and Education Funding Request.

Approval Per Diem

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

1. The September 17, 2025, CRC Meeting; and
2. The September 17, 2025, KBOA Main Meeting.

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

Meeting Adjournment

Member Johnson moved to adjourn the meeting at 10:25 a.m. ET. Member Brown seconded the motion. Having all in favor, the meeting adjourned.

Next KBOA meeting will be held – October 8, 2025, 9:30 a.m. ET.

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

September 17, 2025. 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

October 8, 2025

Signature Tracy Carroll

Today's Date: 10/10/2025