Andy Beshear
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Jacqueline Coleman
Lieutenant Governor

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Secretary

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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

August 13, 2025
9:30 a.m. ET

Kentucky Board of Auctioneers
Meeting Minutes

A meeting of the Kentucky Board of Auctioneers was held on August 13, 2025, at the Mayo- Underwood Building, 500 Mero Street, Frankfort, KY 40601, Conference Room 247 CE, and by videoconference.

Members Present

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

Staff Present

Tracy Carroll, Director
Gerald Florence, Deputy Executive Director
Patrick Riley, General Counsel
Seth Branson, Procedures Development Specialist II
Randy Kloss, Investigator
Scott Pieratt, Administrative Coordinator

Call to Order and Roll Call

Chairperson Ford called the meeting of the Kentucky Board of Auctioneers to order shortly after 10:00 a.m. ET as the Complaints Review Committee meeting ran long. Members Ford, Johnson, Brown, Patrick and Kirby were present, establishing a quorum.

Approval of Minutes

Member Johnson moved to approve the July 09, 2025, meeting minutes as presented. Member Brown 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 the public viewers. Director Carroll said the Public Protection Cabinet is bringing awareness of the Governor's initiative for stopping scams in Kentucky. The Public Protection Cabinet will be taking the forefront on preventing scams across the Commonwealth of Kentucky.

Director Carroll requested that the board consider rescheduling the September 10, 2025, Kentucky Board of Auctioneers monthly meeting to September 17, 2025, due to the ARELLO Conference scheduling conflict. She went on to talk about the need to get the pre-approval processes in motion for upcoming classes and the KAA convention in late January 2026.

Deputy Executive Director Gerald Florence gave a staffing update with news that the new Staff Attorney III will be starting August 18, 2025. Paralegal Andrea Helton, who has accepted a new position with the Attorney General's office in Washington State, will be leaving the Authority on September 5, 2025, with all staff wishing Ms. Helton well on her new journey. Deputy Director Florence also gave praise to Randy Kloss and Tim Nehring for the hard work they have done for the Authority, as well as Director Carroll for her work on education courses.

Financial Update

Deputy Director Gerald Florence presented the Budget total for the Board of Auctioneers as $694,732.46 FY25 YTD on 08/04/2025.

The total for the Board of Auctioneers Education and Recovery Fund was reported to be $696,292.01 FY25 YTD on 08/04/2025.

Division of Real Property Boards Legal Update

General Counsel Patrick Riley announced the new Staff Attorney III as Ms. Danielle Haddad, with an official start date of August 18, 2025. Mr. Riley reported that Ms. Haddad has extensive experience in policy writing and has worked for Administrative Office of the Courts. Mr. Riley echoed Mr. Florence's comments and stated that Andrea Helton will be leaving the authority on September 5, 2025 and she has helped significantly with the back log of cases with our legal department, among many other outstanding contributions.

Licensure Report

Administrative Coordinator Scott Pieratt reported that twenty-one (21) persons took the Auctioneers examination. Of that total number of people taking the examination, eight (8) failed and thirteen (13) passed the examination.

Complaint Committee Report
Member Johnson presented the following recommendation to the full board:

1. **Matter No. 24-015** – Recommend to the Board for further investigation.
2. **Matter No. 25-002** – Recommend to the Board to issue a $2,500 fine, move to an Administrative Hearing, and coordinate with local, state, and federal authorities.
3. **Matter No. 25-003** – Recommend to the Board to issue a $5,000 fine, move to an Administrative Hearing, and coordinate with local, state, and federal authorities.
4. **Matter No. 25-004** – Recommend to the Board to issue a $5,000 fine, move to an Administrative Hearing, and coordinate with local, state, and federal authorities.
5. **Matter No. 25-005** – Recommend to the Board to issue a $5,000 fine, move to an Administrative Hearing, and coordinate with local, state, and federal authorities.
6. **Matter No. 25-006** – Status update only.
7. **Matter No. 25-007** – Recommend to the Board for further investigation.
8. **Matter No. 25-008** – Recommend to the Board to issue a $5,000 fine, move to an Administrative Hearing, and coordinate with local, state, and federal authorities.
9. **Matter No. 25-008** – Recommend additionally to the Board to move for KBOA staff to reach out to all interested parties and make these parties aware of the complaint.
10. **Matter No. 25-009** – Recommend to the Board to dismiss.

Closed Session
Member Johnson made a motion to enter closed session at 10:14 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. 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 11:22 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. 24-015** – Move for further investigation. Seconded by Member Kirby. Having all in favor, the motion carried.
2. **Matter No. 25-002** – Move to issue a $2,500 fine, move to an Administrative Hearing, and coordinate with local, state, and federal authorities. Seconded by Member Patrick. Having

all in favor, the motion carried.

3. **Matter No. 25-003** – Move to issue a $5,000 fine, move to an Administrative Hearing, and coordinate with local, state, and federal authorities. Seconded by Member Kirby. Having all in favor, the motion carried.
4. **Matter No. 25-004** – Move to issue a $5,000 fine, move to an Administrative Hearing, and coordinate with local, state, and federal authorities. Seconded by Member Kirby. Having all in favor, the motion carried.
5. **Matter No. 25-005** – Move to issue a $5,000 fine, move to an Administrative Hearing, and coordinate with local, state, and federal authorities. Seconded by Member Kirby. Having all in favor, the motion carried.
6. **Matter No. 25-006** – Status update only.
7. **Matter No. 25-007** – Move for further investigation. Seconded by Member Brown. Having all in favor, the motion carried.
8. **Matter No. 25-008** – Move to issue a $5,000 fine, move to an Administrative Hearing, and coordinate with local, state, and federal authorities. Seconded by Member Patrick. Having all in favor, the motion carried.
9. **Matter No. 25-008** – Move additionally to allow KBOA staff to reach out to all interested parties and make these parties aware of the complaint. Seconded by Member Patrick. Having all in favor, the motion carried.
10. **Matter No. 25-009** – Move to dismiss. Seconded by Member Kirby. Having all in favor, the motion carried.

Licensee Requests

1. Member Johnson motioned to defer the request of C.L. to the KBOA September 2025 meeting, seconded by Member Kirby. Having all in favor, the motion carried.
2. Member Kirby motioned for counsel to draft letter to E.O. to explain the situation along with list of approved providers, seconded by Member Patrick. Having all in favor, the motion carried.
3. Member Kirby motioned to defer the licensee request of K.N. and allow Counsel to request an affidavit in support of the the request and provide a statutory reference, seconded by Member Johnson. Having all in favor, the motion carried.
4. Member Johnson motioned to deny the licensee request of G.L., seconded by Member Patrick. Having all in favor, the motion carried.
5. Member Johnson motioned to extend the licensee request of J.C. until 12/31/2025 and issue a $300 refund, seconded by Member Kirby. Having all in favor, the motion carried.
6. Member Johnson motioned to approve the request of J.L, seconded by Member Kriby. Having all in favor, the motion carried.
7. Member Patrick motioned to deny the request of K.G. and for Counsel to provide letter with statutory reference, seconded by Member Johnson. Having all in favor, the motion carried.

Education

Member Kirby motioned to approve all education application as presented, seconded by Member Patrick. Having all in favor, the motion carried.

New Business

Member Johnson motioned to change the date of the September 10, 2025, KBOA Board Meeting to September 17, 2025, seconded by Member Brown. Having all in favor, the motion carried.

Member Kirby posed a question to Administrative Coordinator Scott Pieratt about an education provider in Paducah, Ky regarding concerns Member Kirby had received from licensees. Mr. Pieratt generally demurred but stated that he is familiar with these concerns and would address such concerns internally with Division of Real Property Boards staff and counsel.

Some discussion was had on the upcoming annual conference for auctioneers in late January 2026. Member Kirby discussed education at the end of the year. Member Johnson inquired about the exact dates of the annual conference.

Approval Per Diem

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

- The August 13, 2025 CRC Meeting; and
- The August 13, 2025, KBOA Main Meeting.

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

Meeting Adjournment

Member Johnson moved to adjourn the meeting at 11:40 a.m. ET. Member Kirby second the motion. Having all in favor, the meeting adjourned.

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

August 13, 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

September 17, 2025

Signature [signature]

Today's Date: 9/17/25