



Andy Beshear
GOVERNOR

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PUBLIC PROTECTION CABINET

Kentucky Board of Auctioneers

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DIRECTOR

Kentucky Board of Auctioneers Meeting Minutes

June 10, 2026

9:30 a.m. ET/ 8:30 a.m. CT

A meeting of the Kentucky Board of Auctioneers was held on June 10, 2026, at the Mayo-Underwood Building, Frankfort, KY 40601, Room 247CE and by videoconference via MS Teams.

Members Present

Chairperson Gregory Johnson
Member GeMonee Brown
Member John Kessler
Member Ronald Kirby
Member Russell Mills

Staff Present

Tracy Carroll, Director
Lilly Coiner, General Counsel
Danielle Haddad, Staff Attorney III
Seth Branson, Procedures Development Specialist II
Randy Kloss, Investigator
Tim Nehring, Investigator
Rachel Couch, Paralegal
Scott Pieratt, Administrative Coordinator
Lauren Glass, Contract Administrative Specialist
Anna Thornton, Intern

Guests

Joseph R. Gribbins

Call to Order

Chairperson Johnson called the meeting of the Kentucky Board of Auctioneers to order at 9:30 a.m. ET/8:30 a.m. CT.

Approval of Minutes

Member Kessler moved to approve the May 13, 2026, meeting minutes as presented. Member Mills seconded the motion. Having all in favor, the motion carried.

Division of Real Property Boards Update

Executive Director Tracy Carroll thanked everyone for attending the Board Meeting and introduced Lilly Coiner, our newly appointed General Counsel to the Board. Lilly gave a background of where she had worked prior to her appointment at the KREA and she continued to say how she looked forward to working with the Kentucky Board of Auctioneers. Tracy also introduced Anna Thorton, our new intern, and Lauren Glass, our new Contract Administrative Specialist. Both have been brought in to help the KBOA during the renewal period.

Financial Report

Procedures Development Specialist II, Seth Branson, presented the budget total for the Board of Auctioneers as \$600,446.20 FY26 YTD as of June 1, 2026.

The total for the Board of Auctioneers Education and Recovery Fund was reported to be \$703,161.11 FY26 YTD as of June 1, 2026.

Legal Update

Staff Attorney III Danielle Haddad thanked everyone for attending the meeting. Danielle said it had been a very busy month for KBOA staff working on drafting regulations, monitoring unlicensed activity, and handling requests from licensees.

Licensure Report

Administrative Coordinator Scott Pieratt reported that seven (7) people took the Auctioneers examination. Five (5) applicants passed and two (2) failed.

Complaint Committee Report

Member Kirby presented the following recommendations to the full Board:

1. Matter No. 24-016 – Recommend dismissal.
2. Matter No. 26-006 – Recommend requesting sworn answer.
3. Unlicensed Auctioneering- Recommended referring prosecution to the Warren County Attorney.

Closed Session

At 9:40 a.m. ET/8:40 a.m. CT, Member Kessler made a motion to enter closed session 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 listed in the agenda. Member Mills seconded the motion. Having all in favor, the motion carried.

Reconvene in Open Session

At 10:15 a.m. ET/9:15 a.m. CT, Member Kirby made a motion to reconvene in open session. Member Kessler seconded the motion. Having all in favor, the motion carried.

Motions from Closed Session

1. Matter No. 24-016 – Member Kirby moved to dismiss. Member Kessler seconded the motion. Having all in favor, the motion carried.
2. Matter No. 26-006 – Member Kirby moved to request sworn answer. Member Kessler seconded the motion. Having all in favor, the motion carried.
3. Unlicensed Auctioneering- Member Kirby moved to refer prosecution to the Warren County Attorney. Member Kessler seconded the motion. Having all in favor, the motion carried.

Licensee Requests

1. In Re: J.T. Member Kessler motioned to approve the request contingent upon licensee paying licensure renewal fees and late fees for 2025 and 2026 combined. Member Brown seconded the motion, (Member Kirby abstained) motion carried.
2. In Re: L.J. Member Kessler motioned to request statutory required affidavit listing experience. Member Mills seconded the motion. Having all in favor, the motion carried.
3. Member Kessler motioned to request the PPC-IT Department attend the July meeting to discuss DPL. Member Mills seconded the motion. Having all in favor motion carried.

New Business and Action Items

1. Director Tracy Carroll stated there will be two (2) new appointments for the Kentucky Board of Auctioneers in June and thanked current Chairman Greg Johnson and Board Member GeMonee Brown for their dedication to the Board and the industry.
2. RFP Continuing Education Consultant Committee: Member Kirby motioned to create the RFP committee with Members Mills and Kessler as members. Member Brown seconded the motion. Having all in favor motion carried.
3. National Auctioneers Association Conference: Member Kessler motioned to approve Member Mills to attend. Member Kirby seconded the motion. Having all in favor motion carried. Member Mills stated he will present information from the Conference to the Board on the during the August meeting.
4. Updates on the KAA Funding Request were discussed and the Board Coordinator will contact them to discuss the next steps.
5. Director Tracy Carroll offered to provide information regarding fees for auctioneers in surrounding states at the next meeting, as has been done for the other Boards.

Regulation Review

1. Board members and Legal staff discussed regulation revisions that included refunding the application fee if the application was denied, indicating the effective date of the biennial fee revision, increasing the recovery fee to \$55, creating an emergency hearing procedure, and necessary Form changes. Member Kessler

motioned to move forward with the discussed revisions. Member Kirby seconded the motion. Having all in favor, the motion carried.

Public Comments

Joe Gribbins added that he thought it would be advantageous for the timing of the biennial Licensure fees to take place in the opposite year as the Kentucky Real Estate Commission biennial licensure fee falls.

Approval Per Diem

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

1. June 10, 2026, CRC Meeting; and
2. June 10, 2026, KBOA Main Meeting.

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

Meeting Adjournment

At 11:02 a.m. ET/10:02 a.m. CT. Member Kessler moved to adjourn the meeting Member Kirby seconded the motion. Having all in favor, the meeting adjourned.

Pursuant to KRS 324B.060, I, Tracy Carroll,
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
June 10, 2026. 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 this meeting at its meeting
held on July 8, 2026.

Signature Tracy Carroll

Today's Date: 7/10/26