

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

May 14, 2025
9:30 a.m. ET

Kentucky Board of Auctioneers
Meeting Minutes

A meeting of the Kentucky Board of Auctioneers was held on May 14, 2025, at the Mayo-Underwood Building, Frankfort, KY 40601, Conference Room 270SE, 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 Director
Patrick Riley, General Counsel
Seth Branson, Procedures Development Specialist I
Dréa Helton, Paralegal
Randy Kloss, Investigator
Tim Nehring, Investigator
Scott Pieratt, Administrative Coordinator

Public Present

Justin Vincent
Jessica Vincent

Call to Order

Chairperson Ford called the meeting of the Kentucky Board of Auctioneers to order at 9:44 a.m. ET.

Roll Call

The roll was called by Chairperson Ford and the following board members were present: Gregory Johnson, GeMonee Brown, Ronald Kirby, Bill Patrick and Danny Ford.

Approval of Minutes

Member Johnson moved to approve the April 09, 2025, meeting minutes as presented. Member Patrick seconded the motion. Having all in favor, the motion carried, 5-0.

Division of Real Property Boards Update

Director Tracy Carroll welcomed everyone and thanked all for attending. Ms. Carroll stated that the Board would be notified once Agency staff receives an update on the Kentucky CORE class.

Financial Update

Deputy Director Gerald Florence presented the Budget and Education Recovery Fund to the Board. The Balances are as follows: Board of Auctioneers FY25 YTD 5/1/2025 \$583,613.62 and the Board of Auctioneers Education and Recovery Fund FY25 YTD 5/1/2025 \$651,995.22. Mr. Florence announced that the interview process for Administrative Senior position has been completed. Mr. Florence added that the position will complement all real property boards.

Division of Real Property Boards Legal Update

General Counsel Patrick Riley welcomed everyone in attendance and stated that he would reserve his legal comments for closed session. Mr. Riley administratively added the following matters to the agenda for discussion during closed session: Matters ## 25-002, 25-003, 25-004, 25-005, and 25-006; the combined Matters ## 23-001, 23-002, 23-005, 23-006, and 24-001; and the Education Form request for W.B.

Licensure Report

Administrative Coordinator Scott Pieratt reported that fourteen (14) persons took the Auctioneers' examination. Of that total number of people taking the examination, four (4) failed and ten (10) passed the examination.

Complaint Committee Report

Member Johnson presented the Complaint Committee's report and following recommendations:

1. The Committee recommended the Board authorize further investigation in Matter # 25-007.
2. The Committee recommended the Board authorize further investigation in Matter # 25-008.

Closed Session

Member Johnson 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 as listed in the agenda, and also including those matters administratively added above, at 9:52 a.m. ET. The motion was seconded by Member Patrick. Having all in favor, the motion carried, 5-0.

Reconvene in Open Session

Member Johnson made a motion to come back to open session at 10:32 a.m. ET. The motion was seconded by Member Brown. Having all in favor, the motion carried, 5-0.

Motions arising from Closed Session

1. Member Johnson moved deny licensure request for J.V. and to reaffirm the previous motion from the April 2025 meeting to deny the application for licensure of J.V. The motion was seconded by Member Patrick. Having all in favor, the motion carried, 5-0.
2. Member Johnson moved to approve the KBA-5 form of W.B. as submitted. The motion was seconded by Member Patrick. Having all in favor, the motion carried, 5-0.
3. Member Johnson moved for further investigation in the Matter # 25-007. The motion was seconded by Member Patrick. Having all in favor, the motion carried, 5-0.
4. Member Johnson moved for further investigation in the Matter # 25-008. The motion was seconded by Member Patrick. Having all in favor, the motion carried, 5-0.
5. Member Johnson moved to amend the prior motion from the April 2025 meeting regarding the combined Matters ## 23-001, 23-002, 23-005, 23-006, and 24-001 for the Board to levy a twelve (12) month suspension of Respondent's licensure due to Licensee's substantial misrepresentations. The motion was seconded by Member Patrick. Having all in favor, the motion carried, 5-0.

New Business

Deputy Director Florence provided a status update for the upcoming national auctioneer conference. Member Johnson requested status updates on several prior complaints/matters submitted to the Board. General Counsel Riley stated that he would reach out via email or phone call regarding these status updates.

Approval Per Diem

1. Member Johnson made a motion to approve the per diem and travel expenses for the May 14, 2025, CRC Meeting. Member Kirby seconded the motion. Having all in favor, the motion carried, 5-0.
2. Member Johnson made a motion to approve the per diem and travel expenses for the May 14, 2025, KBOA Meeting. Member Patrick seconded the motion. Having all in favor, the motion carried, 5-0.

Meeting Adjournment

Member Kirby moved to adjourn the meeting at 10:43 a.m. ET. Member Patrick 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
May 14, 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
May 14, 2025.

Signature

June 11, 2025.