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

June 11, 2025
9:30 a.m. ET

Kentucky Board of Auctioneers
Meeting Minutes

A meeting of the Kentucky Board of Auctioneers was held on June 11, 2025, at the Mayo- Underwood Building, 500 Mero Street, 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 II
Angie Reynolds, Administrative Specialist Senior
Dréa Helton, Paralegal
Randy Kloss, Investigator
Tim Nehring, Investigator
Scott Pieratt, Administrative Coordinator
Calee Carroll, KREA Intern
Sahil Rachan, KREA Intern

Call to Order and Roll Call
Chairperson Ford called the meeting of the Kentucky Board of Auctioneers to order at 9:50 a.m. ET. Members Ford, Johnson, Brown, Patrick and Kirby were present, establishing a quorum.

Approval of Minutes
Member Johnson moved to approve the May 14, 2025 meeting minutes as presented. Member Patrick seconded the motion. Having all in favor, the motion carried.

Division of Real Property Boards Update
Executive Director Tracy Carroll wished a Happy Father's Day to everyone that was in attendance & gave an update with the potential change in board members. The process has advanced to the Governor's office of Boards & Commissions. Director Carroll introduced Sahil Rachan with the University of Kentucky and Calee Carroll with Western Kentucky University as the summer interns that will be working with all four real property boards this summer.

Deputy Executive Director Gerald Florence stated that this was the highest number of interns KREA had since 2017. Deputy Director Florence advised the Board there is a vacant seasonal position that the Authority is looking to fill by July 16, 2025. There is also a new vacant position that will complement all three Real Property Boards and that Leadership is looking to fill the vacancy soon.

Financial Update
Deputy Director Gerald Florence presented the Budget total for the Board of Auctioneers as $639, 755.25 FY25 YTD on 06/02/2025.

The total for the Board of Auctioneers Education and Recovery Fund was reported to be $667, 779.85 FY25 YTD on 06/02/2025.

Division of Real Property Boards Legal Update
General Counsel, Patrick Riley advised the Board that staff will be shifting to updating the Kentucky Board of Auctioneer regulations once the Kentucky Real Estate Appraisers Board regulations have been submitted to the Legislative Research Commission. Counsel Riley also wished everyone a Happy Father's Day and reserved all other comments for closed session.

Licensure Report
Administrative Coordinator Scott Pieratt reported that six (6) persons took the Auctioneers examination. Of that total number of people taking the examination, two (2) failed and four (4) passed the examination.

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

1. **24-003-** Recommend a letter of reprimand for the Respondent that includes the following (a) a Five Hundred Dollar ($500) fine and (b) completion of the six (6) hour core course

within six (6) months of the letter being issued.

Closed Session

Member Johnson made a motion to enter closed session at 10:05 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 Patrick. Having all in favor, the motion carried.

Reconvene in Open Session

Member Johnson made a motion to reconvene in open session, seconded by Member Patrick at 10:17 a.m. ET. Having all in favor, the motion passed.

Motions from Closed Session

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

1. **24-003-** Recommend a letter of reprimand for the Respondent that includes the following (a) a Five Hundred Dollar ($500) fine and (b) completion of the six (6) hour core course within six (6) months of the letter being issued.

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

New Business

Member Kirby gave an update with the revised Core Education with Joe Gibbins. Mr. Gibbins had met with Steve Henry & Ken Hill regarding the updated material and plans to meet with Weikel in the future. Member Kirby will have more information soon.

Approval Per Diem

1. Member Johnson made a motion to approve the per diem and travel expenses for the June 11, 2025 CRC Meeting. Member Kirby seconded the motion. Having all in favor, the motion carried.
2. Member Johnson made a motion to approve the per diem and travel expenses for the June 11, 2025 KBOA Meeting. Member Kirby seconded the motion. Having all in favor, the motion carried.

Meeting Adjournment

Member Kirby moved to adjourn the meeting at 10:24 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

June 11, 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.

July 09, 2025