



PUBLIC PROTECTION CABINET

Andy Beshear
Governor

Jacqueline Coleman
Lieutenant Governor

Kentucky Real Estate Authority
Kentucky Real Estate
Commission
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Ray A. Perry
SECRETARY

DJ Wasson
DEPUTY SECRETARY

KENTUCKY REAL ESTATE COMMISSION (KREC)

MEETING MINUTES

February 15, 2024

**Mayo-Underwood Conference Room 270SE
500 Mero Street, Frankfort, Kentucky 40601**

This meeting also occurred via Zoom video teleconference, pursuant to KRS 61.826

Commission Members Present

Commissioner / Chair Larry Disney
Commissioner Anthony Sickles
Commissioner Deni Hamilton
Commissioner Anne West Butler
Commissioner Jennifer Brown-Day
Commissioner Raquel Carter
Commissioner Michael Plummer

KREA Staff

Jacob Walbourn, General Counsel, Public Protection Cabinet
Hannah Carlin, Deputy Executive Director
René Rogers, Staff Attorney III
Terri Hulette, Executive Administrative Secretary
Seth Branson, Procedures Development Specialist I

The Kentucky Real Estate Commission meeting was called to order by Commission Chair, Larry Disney, at 9:01 a.m. on **February 15, 2024**. Roll call was taken, and a quorum was present. Guests were welcomed and an introduction to staff and Commissioners was made.

Approval of Meeting Minutes

Commissioner Carter made a motion to approve the **January 18, 2024**, KREC Meeting Minutes, Commissioner Butler seconded the motion. Having all in favor, motion carried.

Kentucky Real Estate Authority Report

Kentucky Real Estate Authority, Deputy Executive Director, Hannah Carlin, welcomed everyone. She informed the commissioners that the online license renewals will begin shortly. She also gave a brief overview of the license renewal process.

Education and Licensing Report

Deputy Director Carlin presented the Commission the following licensing and education statistics:

1. PSI Testing Statistics

2024 January (First Time)

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Reciprocity-Broker	2	66.67	1	33.33	3
12License Reciprocity-Sa4lesperson	5	38.46	8	61.54	13
Broker- National	10	90.91	1	9.09	11
Broker- State	1	11.11	8	88.89	9
Salesperson- National	81	61.83	50	38.17	131
Salesperson- State	69	57.02	52	42.98	121
TOTAL	168	58.33	120	41.67	288

2024 January (Repeat)

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Reciprocity-Broker	1	50.00	1	50.00	2
License Reciprocity-Salesperson	8	88.89	1	11.11	9
Broker- National	0	0.00	1	100.00	1
Broker- State	8	66.67	4	33.33	12
Salesperson- National	25	26.88	68	73.12	93
Salesperson- State	44	36.67	76	63.33	120
TOTAL	86	36.29	151	63.71	237

2024 (Cumulative)

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Reciprocity-Broker	3	60.00	2	40.00	5
License Reciprocity-Salesperson	13	59.09	9	40.91	22
Broker- National	10	83.33	2	16.67	12
Broker- State	9	42.86	12	57.14	21
Salesperson- National	106	47.32	118	52.68	224
Salesperson- State	113	46.89	128	53.11	241
TOTAL	254	48.38	271	51.62	525

2. Licensing Statistics

As of February 12, 2024

Type	Active	Inactive	TOTAL
Sales Associate	12,940	5,075	18,015
Broker	3,708	696	4,404
TOTAL	16,648	5,771	22,419

New Licenses Issued in 2024 (by month)

Month	Sales Associate	Broker	Total
January	103	4	107
February			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
TOTAL	103	4	107

Commissioner Carter made a motion to approve the education applications as presented by Deputy Director Carlin. Commissioner Plummer seconded the motion. Commissioner Disney abstained from the discussion and the vote. Remaining all in favor, the motion carried.

Legal Report

Staff Attorney III, René Rogers, reserved her legal advice for closed session. General Counsel for the Public Protection Cabinet, Jacob Walbourn, was introduced to the board members.

Committee Reports

Applicant Review Committee (“ARC”)

Commissioner Sickles presented the following recommendations from ARC:

1. In Re: Agreed Order of J.R.W.- recommend approval of the Agreed Order.
2. In Re: Investigative Report of J.M.SW.- recommend probationary license for one (1) year with quarterly reporting.
3. In Re: Application of M.M.- recommend referral for further investigation.
4. In Re: Application of Q.W.- recommend referral for further investigation.

Complaints Screening Committee (“CSC”)

Commissioner Carter presented the following recommendations from CSC:

1. 21-C-011- recommend take no action.
2. 21-C-057- recommend assigning for an agreed order for 6-hour law in addition to the required education and formal letter of reprimand.
3. 19-C-104- recommend take no action.
4. 15-0044- recommend take no action.

Closed Session Legal Matters and Case Deliberations

At 9:16 a.m. Commissioner Sickles moved to enter closed session, with agency staff and counsel, 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 in the items as listed in the above-listed committee reports and/or the following matters: Continuing Education of S.B., H.C., S.E., J.K., application of O.N., and examination of K.B., A.E. & A.P.W., as presented. Commissioner Butler seconded the motion and the Commission entered into closed session.

Reconvene Open Session and Committee Recommendations

Commissioner Plummer moved for the Commission to reconvene in open session. Commissioner Hamilton seconded the motion. The motion carried. Commission Chair Disney resumed the full Commission meeting at 11:00 a.m. and welcomed everyone in attendance back to the Commission meeting.

Applicant Review Committee (“ARC”)

Commissioner Sickles moved to accept the **Applicant Review Committee** full recommendations as presented to the Commission, and recited the recommendations as listed above in these minutes. Commissioner Hamilton seconded the motion. Having all in favor, the motion carried.

Complaints Screening Committee (“CSC”)

Commissioner Carter moved to accept the full recommendations as presented to the Commission, and recited the recommendations as listed above in these minutes. Commissioner Plummer seconded the motion. Having all in favor, the motion carried.

Education hardship and applicant requests

1. **In Re: Continuing Education of S.B.:** Commissioner Carter made a motion to deny the request. Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
2. **In Re: Continuing Education of H.C.:** Commissioner Carter made a motion to deny the request. Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
3. **In Re: Continuing Education of S.E.:** Commissioner Carter made a motion to deny the request. Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
4. **In Re: Continuing Education of J.K.:** Commissioner Carter made a motion to deny the request. Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
5. **In Re: Application of O.N.** Commissioner Carter made a motion to deny the request. Commissioner Plummer seconded the motion. Having all in favor, the motion carried.

Additional closed session items

1. **In Re: Examination of K.B.:** Commissioner Carter made a motion to allow staff to notify the testing facility to allow the applicant to retest. Commissioner Sickles seconded the motion. Having all in favor, the motion carried.
2. **In Re: Examination of A.E.:** Commissioner Carter made a motion to allow staff to notify the testing facility to allow the applicant to retest. Commissioner Sickles seconded the motion. Having all in favor, the motion carried.
3. **In Re: A.P.W.:** Commissioner Butler made a motion to refer the case for further investigation. Commissioner Plummer seconded the motion. Commissioner Disney abstained from the discussion and the vote. Remaining all in favor, the motion carried.

New Business

Commissioner Carter motioned to approve the travel expense for up to 10 commissioners and staff for the ARELLO Midyear conference in New Orleans, Louisiana in April. Commissioner Plummer seconded the motion. Having all in favor, the motion carried.

Approval Per Diem

1. Commissioner Plummer made a motion to approve the per diem and travel expenses for the February 13, 2024, ARC Meeting for Commissioner Sickles and Commission Hamilton. Commissioner Butler seconded the motion. Having all in favor, the motion carried.
2. Commissioner Plummer made a motion to approve the per diem and travel expenses for the February 13, 2024, CSC Meeting for Commissioner Carter and Commission Plummer. Commissioner Butler seconded the motion. Having all in favor, the motion carried.

3. Commissioner Plummer made a motion to approve the per diem and travel expenses for the February 15, 2024, KREC Regular meeting. Commissioner Sickles seconded the motion. Having all in favor, the motion carried

Meeting Adjournment

Commissioner Plummer made a motion to adjourn the meeting. Commissioner Day seconded. With all in favor, the meeting adjourned at 11:15 a.m.

Next Meeting

The next Commission meeting will be Thursday, March 21, 2024, at 9:00 a.m.

**Pursuant to KRS 324B.060, I, Kristen Lawson, Acting Executive Director,
for the Kentucky Real Estate Authority (KREA),
have reviewed and Approved the expenditures for the meeting of the
Kentucky Real Estate Commission (the Commission) held on
February 15, 2024. 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
March 21, 2024**

Kristen Lawson, 04/18/2024