



Matthew G. Bevin
Governor

K. Gail Russell, Acting Secretary
Public Protection Cabinet

Kentucky Real Estate Authority
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Frankfort, Kentucky 40601
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H. E. Corder II
Executive Director

Heather L. Becker
General Counsel

MEETING MINUTES
June 14, 2018

Commission Members

Lois Ann Disponett, Chair
Billy Beckham
Joe Hayden
Shirley McVay Wiseman
Tom Waldrop

Commission Members Absent

Tom Biederman

KREA Staff

H.E. Corder II, Executive Director
Heather L. Becker, General Counsel
Haley Bradburn, Board Administrator

Commission Staff

Nick Van Over, Licensing Coordinator
Hannah Carlin, Education Director

Guests Present

(This meeting was held at the KYR Summer Retreat Conference. Listed below are the legible names of the KREC meeting attendees. Please see attached sign-in sheet for complete list).

Paul Ogden – Re/Max
Mike Beckon – KYR
Karen Pannell – Home Realty/ GORA
Tony Schaad – GORA
Christine Morgan – RASK/ KREEA/ KYR

Meg Manning – Realtor Association of Southern Kentucky
Cindy Payne - Realtor Association of Southern Kentucky
Stacey Ferguson - Realtor Association of Southern Kentucky
Kenny Cravens - Realtor Association of Southern Kentucky
Martin Jones - Realtor Association of Southern Kentucky
Margie Harper – Heart of Kentucky Realtors
Ronald Sickles – Sickles Inc. Realty
Kimberly Sickles – Sickles Inc. Realty
Jim Collier Century 21 Collier & Company
Missy Vanderpool – Henderson Audubon Board of Realtors
Virginia Christie Moore – ERA First Advantage
Catheene Corbett – Welcome Home Realty Groups (3)
Lisa Stephenson – Greater Louisville Association of Realtors
Susan Hatton – Semonin Realtors
Karen Story – Semonin Realtors
Ron Huchos – Re/Max Realty Group
Angi Cline – Berkshire Hathaway/ CRS
Lamont Breland – GCAR
Kimberly Bridges – SBG Real Property Professionals
Jay Murphy – Coldwell Banker McMahan
Aticia Huff – Bluegrass Partners Trust Realty
Ty Brown – Weichert Realtors
Al Blevin – Caswell Prewitt Realty, IN
Linda G. Cecil – Keller Williams
Nita Phillips-Allen - Kentucky Heritage Realty
Brenda Loyal – Century 21 Partners
Karen Gross – Century 21 Partners
Greg Crae – Re/Max Affiliates
Donna V. Foster – Coldwell Banker Foster R.E.
Donald Foster - Coldwell Banker Foster R.E.
Donna Gordon Willoughby – Semonin Realtors Louisville
Bridgett Miller – Network Realty
Laura Disney – Keller Williams Bluegrass
Larry Gillette – Re/Max Advantage
Rip Phillips – Keller Williams
Steve K. Cline – KYR President
Steve Stevens – KY Realtors
Elizabeth Monarch – EXP Realty
Robert Wyatt – SCKAR
Linda Flickinger – SCKY Realtors
Tamara Shockley - SCKY Realtors
Lori Hernandez - SCKY Realtors
Steve Bagby – Goldmark
Lester T. Sanders – KYR
Mike Thomas – Re/Max Executive
Pam Featherstone – HKAR

Lisa Presley – Presley Realty
Barb Curtis – Coldwell Banker McMahan
Angela R. Clark – Tony Clark Realtors
Sandy Newell – MHCBOR
Alicia Carn – MHCBOR
Brian Jerry – MHCBOR
Leslie Gray – KY Barkley Board
Lisa Bush – NKAR
Robin Roseberry – NKAR
Sue Ann Collins – NKAR
Cheryl Watson – NKAR
Janie Wilson – NKAR
Jeanie McKinley – NKAR
Stacey Arnold – MCB
Todd Hyatt – LBAR
Becky Murphy – LBAR
Charlie Murphy – LBAR
Earleene Woods – MCCBOR
Doug Myers – GLAR
Jim Broadwater – LBAR
Charles Hinokley – HKAR/GLAR
Pamela Gregory – KYR
Norman Jones –
Randy Newsome – KRI
Ruth Anne Bower – KRI

A regular meeting of the Kentucky Real Estate Commission was held at the Kentucky Realtors Summer Retreat in Owensboro, Kentucky. The meeting was called to order by the Commission's Chair, Lois Ann Disponett, at 1:09 PM CDT on Thursday, June 14, 2018. A quorum was present. Guests in attendance were welcomed.

Approval of Meeting Minutes

A motion was made and seconded to approve the May 24, 2018 meeting minutes. The motion carried.

Education Report

Hannah Carlin presented the education report.

Core/Continuing Education Compliance: 12,677 licensees are currently required to complete either the Kentucky Core course or Continuing Education by December 31, 2018. As of June 5, 2018, 1,807 licensees have completed their education requirements for 2018, approximately 15%.

Post-Licensing Education for June 2018: 97 licensees have to complete the post-licensing education requirement in the month of June. As of June 5, 2018, 59 of those licensees have completed the requirement, approximately 61%.

Commissioner Billy Beckham made a motion for the approval of the continuing education course applications presented. The motion was seconded and the motion passed.

Licensing Report

Nick Van Over presented the licensing statistics for the 2018 January to May totals. This was for information only and no action was required by the Commission. 186 new total licenses were issued for the month of May. The total number of current licensees including both sales associates and brokers stands at 21,957.

Committee Report

Applicant Committee

The Commission decided the best procedure would be to establish screening criteria in regards to the review process for pending applications and background checks of applications containing misdemeanors and felonies. Director Corder commented that with the efforts of the Commission, since he came on board with the KREA the case backlog has been cut down to roughly four (4) pending applications from one hundred twenty-nine (129) cases. Commissioner Wiseman expressed the importance of professionalism and the concern she has that each application should be carefully reviewed in light of upholding professional standards. Commissioner Beckham made a motion to accept and create the applicant review committee to be made up of Commissioner Wiseman and Commissioner Waldrop as members. Commissioner Hayden seconded the motion which carried.

Complaint Committee

The Commission is working through complaints and coming up to speed.

Education Committee

The Commission is still in the process of establishing this committee to work on raising the bar on standards. The goal is to ensure that education has substance and is not just a time filler. The Committee is taking input from all across the state. A survey with specific questions will be sent out and Director Corder asked that feedback be submitted as it will be taken seriously.

A second committee is working on reviewing the broker core course, the core course, PLE licensing course that involves regulations, and the broker management course. The committee is going through these courses with the instructors and looking at ways of updating and modernizing them. The goal is to produce substantive learning outcomes and not just the memorization of facts.

Legal Report

In the matter of Wendell Drakeford's escrow account issue, Commissioner Hayden made a motion to accept the legal counsel's recommendation to advise Mr. Drakeford to close the account, by remitting the \$500 to Barlow Homes (now Commonwealth Designs) and to remit the remainder to the Recovery Fund so that if someone materializes in the future, there are funds upon which to make a claim. In addition, the Commission will offer an agreed order to Drakeford that dismisses all license law violations if he complies with this direction of the Commission. Commissioner Wiseman seconded the motion, and it carried.

In the matter of an associate appointment to close deceased broker's office, Commissioner Wiseman made a motion to approve the request. The motion was seconded and passed.

In the matter of Linda Blake's failure to re-affiliate, the Commission voted to move consideration of the matter to the next meeting. Commissioner Wiseman made a motion, Commissioner Hayden seconded it, and the motion carried.

In regards to the new advertising regulation draft, a motion was made by Commissioner Hayden to pass discussion to the next meeting. The motion was seconded and carried. New KREA general counsel, Heather Becker, would like some time to review and come up to speed before addressing.

Real Estate Authority Executive Director Comments

Director Corder thanked KYR for hosting the Kentucky Real Estate Commission meeting at the KYR Summer Retreat. He noted it was the first time in history to take place and thanked everyone for their involvement and attendance.

Director Corder also officially announced and welcomed Heather Becker to the Kentucky Real Estate Authority (KREA) as the new general counsel.

KREC Chair Comments

Chair Disponett reiterated appreciation for everyone attending and the value of feedback and participation. Introductions of KREC staff and Commissioners were made.

Public Comments

Concern was expressed for the act of licensees obtaining a broker's license in Indiana and then coming over to Kentucky and becoming licensed principle brokers with very little experience. It was requested that the KREC look into this. Director Corder commented that this was recently brought to his attention and that he is very concerned about the issue. Nick Van Over, KREC Licensing Coordinator shared that this came to their attention about three weeks ago and they are in the process of looking into it. A large part seems to be a matter of differing terminology and definitions of licensure status between the states of Indiana and Kentucky. Chair Disponett asked that this item be added to the agenda for the next meeting to pursue further.

Concern for the sizing of the office name in the advertising regulation was expressed. This was duly noted.

Unlicensed broker problem was brought to attention. The Commission stated that the KREC does not have much authority in this area according to statute.

Request for work on license recognition to move forward was made. The bulk of this issue rests with the other states and their requirements. The Commission advised that the issue will be taken under consideration and the Commission will look into it further.

Executive Session, Legal Matters, and Case Deliberations

No executive session was held this meeting.

Other Matters

Chair Disponett asked Director Corder to give a brief update and overview on things being worked on. Director Corder shared the following items in process of being worked through and under consideration: raising the CE requirements to twelve (12) hours from six (6), consisting of six (6) hours in legal education, looking at moving to a two (2) year renewal, creating a six (6) year limit for inactive status minus some needed exceptions, forms are back on the website and some statewide forms are being worked on, lastly, requiring background checks when licensees come out of inactive status.

Next Meeting

The next regular meeting of the Kentucky Real Estate Commission will be held Thursday, July 19, 2018 at 9:00 AM at the Public Protection Cabinet, 656 Chamberlin Avenue, Suite B, Frankfort, KY 40601.

Meeting Adjournment

A motion was made and the Commission voted unanimously to adjourn at 2:07 PM CDT.

1. 2018 Continuing Education Course Approvals

International Council of Shopping Centers

Course Name	Instructor(s)	CE Hours
<i>Distillery Economic Development: Retail, Tourism, and Manufacturing</i>	<i>Eric Donniger, Eric Gregory, Jeffrey A. McKenzie</i>	<i>1 elective</i>
<i>Opportunity Zones as Tools for Retail Development</i>	<i>Gill Holland, John Sciaretti, Theresa Zawacki</i>	<i>1 elective</i>

Kentucky Heritage Council

Course Name	Instructor(s)	CE Hours
Historic Preservation 101 for Real Estate Professionals	Joe Pierson, Mike Radeke, Janie Rice Brother, Daniel Vivian PhD.	2 elective, 2 law

2. 2018 Continuing Education and Post-Licensing Education Course Approvals

Greater Louisville Association of Realtors

Course Name	Instructor(s)	CE Hours	PLE Hours
<i>Social Media Success in Just Minutes a Day</i>	<i>Craig Grant</i>	<i>3 elective</i>	<i>3 mandatory (advertising)</i>
<i>Technology and the Law, Code of Ethics, and Fair Housing</i>	<i>Craig Grant</i>	<i>3 elective</i>	<i>3 mandatory (technology and security)</i>



Kentucky Real Estate Commission

MEETING SIGN-IN SHEET

June 14, 2018

(Please Print Clearly)

Name	Organization
PAUL OGDEN	RE/MAX
Mary Beckon	KYRE
Karen Fannell	Home Realty / GORA
Tony Schaad	GORA
Christine Morgan	RASK / KREEA / KYR
Meg Mapping	Realtor Association of Southern Kentucky
Cindy Payne	Realtor Assoc. of Southern KY
Stacey Ferguson	Realtor Association of Southern KY
KENNY CRAVENS	REALTOR ASSOC. OF SOUTHERN KY
MARTIN JONES	REALTOR ASSOC. OF SOUTHERN KY
Margie Harper	Heart of Kentucky Realtors
Ronald Sickles	Sublime Realty
Kimberly Sickles	Sickles Inc Realty
Jim Goller	CENTURY 21 Collier & Company
Missy Vanderpool	Henderson Audubon Board of Realtors
Virginia Christie Moore	ERA First Advantage
Catherine Corbett	Welcome Home Realty Groups (3)
Lisa Stephenson	Greater Lov. Assoc. of REALTORS
Susan Hatton	Semonin Realtors
KAREN STORY	Semonin Realtors
Ron Hutchins	RE/MAX REALTY GROUP
Angi Cline	Berkshire Hathaway / CRS
Lamont Ireland	GCAR





Kentucky Real Estate Commission

Name	organization
Kimberly Bridges	SBC Real Property Professionals
Joy Murphy	Coldwell Banker McMahan
Official Huff	Bluegrass Partners Trust Realty
Ty Brown	Weichert Realtors
Al Blewitt	Caswell Prewitt Realty, IN
Linda G Cecil	Keller Williams Lou End
Brim Stedelin	Stedelin Real Estate, LLC
Margaret Eisepp	First Choice Realty
Mita Phillips - Allen	Kentucky Heritage Realty
Brenda Loyal	Century 21 Partners
Karen Gross	Century 21 Partners
Greg Crase	RE/MAX Affiliates
Donna Foster	Coldwell Banker Foster R.E.
Doreen Foster	Coldwell Banker Foster R.E.
Donna Gordon Wiltigby	Semonin Realtors Louisville
Budgett Miller	Network Realty
Mark [Signature]	NETWORK REALTY
LAVRA DISNEY	KELLER WILLIAMS BLUEGRASS
LARRY G. KATTE	Keller Williams Advantage
Rip Phillips	Keller Williams Lou.
Steve K. Cline	KYR President
Steve Stevens	KY REALTORS
Lonnis R. [Signature]	EXP Realty



Print Name

Organization

Print Name	Organization
Elizabeth Monarch	expRealty
Robert Wyatt	SCKAR
Linda Flickinger	SCKY Realtors
TAMRA Shockley	SCKY REALTORS
LORIE Hernandez	Scky Realtors
Louise Hernandez	Scky Realtors
Steve Bagby	Goldmark
Lester T. Sanders	KYR
Mike Thomas	RE/MAX EXPERTS
Pam FEATHERSTONE	NKAR
Chris Presley	Presley Realty
Kelly <u>Dot</u>	Presley Realty
Barb Curtis	Coldwell Banker ^{Kemahan}
Kelley <u>Nixbet</u>	<u>CBM</u> ^{Phoe}
Angela P. Clark	Tony Clark Realtors
Sandy Powell	MHC BOR
Oliver Carn	MHC BOR
Brien Jerry	MHC BOR
<u>Ray</u> Wilson	Hopkinsville Bldg Realty
LESLIE GRAY	KY BARKLEY BOARD
LISA BUSH	NKAR

ROTSIW ROSEBERRY

NKAR

Sue Ann Collins

NKAR

Cheryl Watson

NKAR

Janie Wilson

NKAR

Jeanie McKinley

NKAR

Ken Swandeman

NKAR

Mahe Luman

LBAR

Stacy Jones

MCB

Guillaup Williams

MCCBOR

Jack Hatt

LBAR.

Becky Murphy

LBAR

Charlie Murphy

LBAR

Earlene Woods

mccbor

John Lynn Jones

Paducah Board

Tomie Talbot

PBOR

Doug Myers

GLAR

Jim BROADWATER

LBAR

Charles Hinckley

HKAR/ GLAR

Pamela Gregory

KYR

Norman Jones

Randy Newsome

KRI

Sue Ann Bowen

KRI