



Andy Beshear  
Governor

Ray A. Perry  
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## PUBLIC PROTECTION CABINET

### Kentucky Real Estate Commission

Mayo-Underwood Building  
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Frankfort, Kentucky 40601  
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<https://krec.ky.gov>

Jacqueline Coleman  
Lieutenant Governor

## KENTUCKY REAL ESTATE COMMISSION (KREC)

### MEETING MINUTES

August 17, 2023

Mayo-Underwood Conference Room 229NE  
500 Mero Street, Frankfort, Kentucky 40601

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

#### Commission Members Present

Commissioner Chair, Lois Ann Disponett  
Commissioner Anthony Sickles  
Commissioner James Simpson  
Commissioner Jennifer Brown-Day  
Commissioner Raquel Carter  
Commissioner Larry Disney

#### Commission Members Absent

Commissioner James King

#### KREA Staff

Hannah Carlin, Deputy Executive Director  
August Pozgay, General Counsel  
René Rogers, Staff Attorney III  
Terri Hulette, Executive Administrative Secretary  
Seth Branson, Procedures Development Specialist I  
Angie Reynolds, Administrative Specialist III

The Kentucky Real Estate Commission (“KREC” or “Commission”) meeting was called to order by Commission Chair, Lois Ann Disponett, at 9:00 a.m. on **August 17, 2023**. Roll call was taken, and a quorum was present. Guests were welcomed and an introduction to staff and Commissioners were made.

**Approval of Meeting Minutes**

Commissioner Carter made a motion to approve the **July 20, 2023** KREC Meeting Minutes, Commissioner Disney seconded the motion. Having all in favor, the motion carried.

**Kentucky Real Estate Authority Report**

Kentucky Real Estate Authority (“KREA”) Deputy Executive Director, Hannah Carlin welcomed everyone. She updated Commissioners on the vacant positions within KREA. Deputy Director Carlin also reminded Commissioners about an upcoming Kentucky State Police audit of the Commission’s background check process. She encouraged Commissioners to contact her if they had any questions.

**Licensing Report**

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

**1. PSI Testing Statistics**

**2023 July (First Time)**

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Reciprocity- Broker	2	50.00	2	50.00	4
12License Reciprocity- Sa4lesperson	0	0.00	4	100.00	4
Broker- National	2	50.00	2	50.00	4
Broker- State	3	75.00	1	25.00	4
Salesperson- National	88	65.19	47	34.81	135
Salesperson- State	81	59.56	55	40.44	136
<b>TOTAL</b>	<b>176</b>	<b>61.32</b>	<b>111</b>	<b>38.68</b>	<b>287</b>

**2023 July (Repeat)**

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Reciprocity- Broker	3	60.00	2	40.00	5
License Reciprocity- Salesperson	7	70.00	3	30.00	10
Broker- National	1	100.00	0	0.00	1
Broker- State	0	0.00	2	100.00	2
Salesperson- National	39	36.79	67	63.21	106
Salesperson- State	59	44.70	73	55.30	132
<b>TOTAL</b>	<b>109</b>	<b>42.58</b>	<b>147</b>	<b>57.42</b>	<b>256</b>

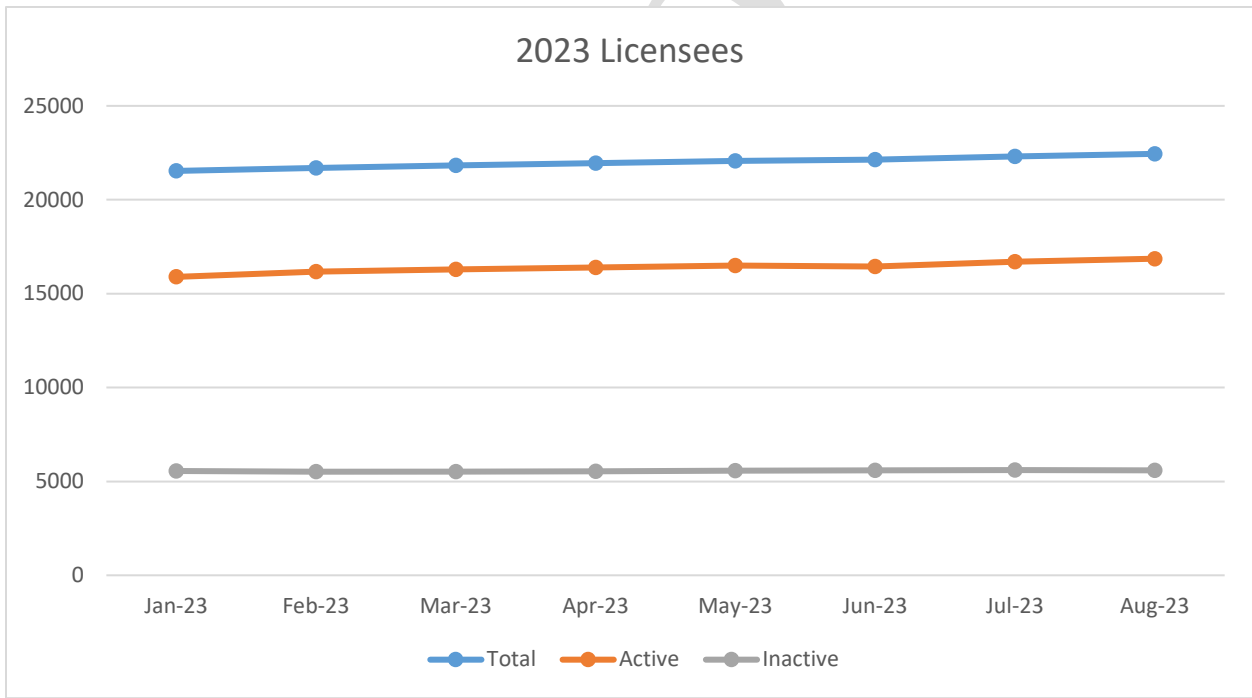
**2023 (Cumulative)**

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Reciprocity-Broker	32	47.76	35	52.24	67
License Reciprocity-Salesperson	104	56.83	79	43.17	183
Broker- National	30	63.83	17	36.17	47
Broker- State	29	56.86	22	43.14	51
Salesperson- National	968	53.10	855	46.90	1,823
Salesperson- State	967	47.50	1,069	52.50	2,036
<b>TOTAL</b>	<b>2,130</b>	<b>50.63</b>	<b>2,077</b>	<b>49.37</b>	<b>4,207</b>

**2. Licensing Statistics**

**As of August 14, 2023**

Type	Active	Inactive	TOTAL
Sales Associate	13,007	4,915	17,992
Broker	3,783	669	4,452
<b>TOTAL</b>	<b>16,860</b>	<b>5,584</b>	<b>22,444</b>



**New Licenses Issued in 2023 (by month)**

Month	Sales Associate	Broker	Total
January	74	2	76
February	117	8	125
March	112	13	125
April	144	4	148
May	98	0	98
June	168	6	174
July	204	3	207
<b>TOTAL</b>	<b>917</b>	<b>36</b>	<b>953</b>

### Legal Report

General Counsel Pozgay reported that there had been several complaints regarding statutory changes from **House Bill 62 (2023)**. Mr. Pozgay offered to provide the Commission with legal advice regarding a Recovery Fund grant inquiry and three late additions to the materials for the meeting: regarding complaints 19-C-093 and 94, an Agreed Order signed by applicant T.B., and the Recommended Order of the hearing officer in Administrative Action 23-KREC-003.

### Committee Reports

#### **Applicant Review Committee (“ARC”)**

Commissioner Day presented the following recommendations of the ARC:

1. Recommend to defer D.R.L. to the next meeting.
2. Recommend to defer M.A.C. to the next meeting.
3. To approve license application of H.A.H.
4. Recommend defer B.S.C. for further investigation.
5. To approve license application of R.C.W.
6. To approve license application of R.A.M.

The following applications were **administratively approved**:

- |                                  |                                  |
|----------------------------------|----------------------------------|
| 7. In Re: Application of M.S.C.  | 19. In Re: Application of M.R.E. |
| 8. In Re: Application of R.K.S.  | 20. In Re: Application of S.J.C. |
| 9. In Re: Application of M.A.J.  | 21. In Re: Application of L.L.W. |
| 10. In Re: Application of D.S.B. | 22. In Re: Application of J.L.V. |
| 11. In Re: Application of M.D.W. | 23. In Re: Application of C.R.D. |
| 12. In Re: Application of R.T.W. | 24. In Re: Application of S.M.M. |
| 13. In Re: Application of J.H.R. | 25. In Re: Application of M.D.W. |
| 14. In Re: Application of H.W.R. | 26. In Re: Application of A.V.B. |
| 15. In Re: Application of D.K.C. | 27. In Re: Application of J.D.J. |
| 16. In Re: Application of N.M.G. | 28. In Re: Application of M.T.H. |
| 17. In Re: Application of M.R.U. | 29. In Re: Application of J.K.T. |
| 18. In Re: Application of S.J.W. | 30. In Re: Application of K.L.G. |

31. In Re: Application of O.A.S.
32. In Re: Application of S.F.W.
33. In Re: Application of H.K.B.
34. In Re: Application of S.M.W.
35. In Re: Application of C.L.P.
36. In Re: Application of J.M.L.
37. In Re: Application of S.P.M.
38. In Re: Application of D.D.N.
39. In Re: Application of G.N.G.
40. In Re: Application of M.L.M.
41. In Re: Application of A.L.M.

42. In Re: Application of T.R.C.
43. In Re: Application of V.E.O.
44. In Re: Application of N.S.
45. In Re: Application of B.B.S.
46. In Re: Application of N.C.T.
47. In Re: Application of R.Y.M.
48. In Re: Application of B.M.
49. In Re: Application of G.J.E.
50. In Re: Application of M.L.R.
51. In Re: Application of R.A.

### **Complaint Screening Committee (“CSC”)**

Commissioner Sickles presented the report of the CSC:

1. **In Re: Self-Reporting of M.P.** – Recommendation to the Commission to take no action.
2. **21-C-022** – Recommendation to the Commission to dismiss.
3. **21-C-023** – Recommendation to the Commission to dismiss.
4. **21-C-024** – Recommendation to the Commission to dismiss.
5. **21-C-029** – Recommendation to the Commission to dismiss.
6. **23-C-017** – Recommendation to the Commission to accept the withdrawal as requested by the complainant and dismiss the complaint.

### **Closed Session Legal Matters and Case Deliberations**

At 9:16 a.m. Commissioner Carter moved to enter closed session, with agency staff and counsel, pursuant to KRS 61.810(1)(j), to deliberate on individual adjudications in the following matters: the recommendations of the ARC regarding applicants as listed in the ARC report; the recommendations of the CSC regarding complaints as listed in the CSC report; In Re: Application of T.B.; In Re: Alleged Unlicensed Practice of J.J.; In Re: Application of D.K.; In Re: Application of A.K.; In Re: notice of intent to withdraw provider approval from B.R.; course applications submitted by providers Kaplan Real Estate Education, Greater Louisville Association of Realtors, KY CCIM Chapter, Northern Kentucky Association of Realtors, Kentucky Realtor Institute, and Huntington Board of Realtors; instructor applications of E.Z., M.F.S., K.S., W.L., M.S., D.L., J.R., J.M., S.L., R.M., J.B., I.P., T.C., J.C., P.E., A.D., and G.A.; Administrative Action 23-KREC-003; Complaints 19-C-093 and 19-C-094; Complaints regarding licensee E.H.; and pursuant to KRS 61.810(1)(k) and KRE 503 to receive legal advice regarding a potential recovery fund education grant. Commissioner Day seconded the motion and the Commission entered into closed session.

### **Reconvene Open Session and Committee Recommendations**

Commissioner Disney moved for the Commission to come out of closed session. Commissioner Simpson seconded the motion. The motion carried. Commission Chair Disponett resumed the full Commission meeting at 11:16 a.m. and welcomed everyone in attendance back to the Commission meeting.

### **Applicant Review Committee (“ARC”)**

Commissioner Day moved to adopt the **Applicant Review Committee** full recommendations as presented to the Commission, and recited the recommendations as listed above in these minutes. Commissioner

Simpson seconded the motion. Having all in favor, the motion carried.

**Complaint Screening Committee (“CSC”)**

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

Commissioner Sickles made a motion to authorize KREC staff to offer for 2023-2024 a **KREC Education, Research, and Recovery Fund Grant** consistent with the 2022 application, and to add a question to the 2023-2024 application requesting the applicant to highlight successes related to previous grants received, Commissioner Simpson seconded the motion. Having all in favor, the motion carried

Commissioner Carter made a motion to adopt and modify in part the Recommended Order of the hearing officer in **23-KREC-003**, Commissioner Simpson seconded the motion. Having all in favor, the motion carried.

Commissioner Carter made a motion to authorize the reinstate of the license of **J.J.**, under the condition that payment is received in full, and the licensee provides proof that they have returned any outstanding fees or funds as a result of any unlicensed activity. Commissioner Sickles seconded the motion. Having all in favor, the motion carried.

Commissioner Carter made motioned to accept the response of **B.R.** regarding their notice of intent to withdraw provider approval letter and take no additional action, Commissioner Simpson seconded the motion. Having all in favor, the motion carried.

Commissioner Simpson made a motion to accept the **Agreed Order of T.C.B.**, Commissioner Day seconded the motion. Having all in favor, the motion carried

Commissioner Simpson made a motion to approve the license application of **D.K.**, Commissioner Disney seconded the motion. Having all in favor, the motion carried

**Education**

**1. Instructors**

- |           |         |           |
|-----------|---------|-----------|
| a. E.Z.   | g. J.R. | m. T.C.   |
| b. M.F.S. | h. J.M. | n. J.C.   |
| c. K.S.   | i. S.L. | o. P.H.E. |
| d. W.L.   | j. R.M. | p. A.D.   |
| e. M.S.   | k. J.B. | q. G.A.   |
| f. D.A.L. | l. I.P. |           |

**2. Continuing Education, Post-License Education and Pre-Licensing Education Courses**

- a. Kaplan Real Estate Education – 4 Courses
- b. Greater Louisville Association of REALTORS – 1 Course
- c. Kentucky CCIM – 9 Courses
- d. Northern Kentucky Association of REALTORS – 1 Course
- e. Kentucky Realtor Institute – 10 Courses
- f. Huntington Board of Realtors – 1 Course

Commissioner Sickles made a motion to approve the education to approve course applications submitted by providers: **Kaplan Real Estate Education, Greater Louisville Association of Realtors, KY CCIM Chapter, Northern Kentucky Association of Realtors, Kentucky Realtor Institute, Huntington Board of Realtors**; and instructor applications of: **E.Z., M.F.S., K.S., W.L., M.S., D.L., J.R., J.M., S.L., R.M., J.B., P.E., T.C., J.C., A.D., and G.A.**, except course Recalibrate and Adapt: Techniques for the Real Estate Professional; for course Recalibrate and Adapt: Techniques for the Real Estate Professional, to approve that course and instructor application of **I.P.** on the condition that proposed instructor **I.P.** submits a license certification from each jurisdiction where the instructor holds a professional license in accordance with 201 KAR 11:170 Section 10(3)(d). Commissioner Carter seconded the motion. Chairperson Disponett and Commissioner Disney abstained from the discussion and the vote. Remaining all in favor, motion carried.

#### **Public Comment**

Cindy Rice Grissom, of Rice Insurance, introduced the company's new president, Ron Osborne.

#### **Approval Per Diem**

1. Commissioner Disney made a motion to approve the per diem and travel expenses for the August 15, 2023 ARC Meeting for Commissioner Day and Commission Simpson. Commissioner Sickles seconded the motion. Having all in favor, the motion carried.
2. Commissioner Simpson made a motion to approve the per diem and travel expenses for the August 15, 2023 CSC Meeting for Commissioner Sickles and Commissioner Disney. Commissioner Carter seconded the motion. Having all in favor, the motion carried.
3. Commissioner Simpson made a motion to approve the per diem and travel expenses for the August 17, 2023 KREC Regular meeting. Commissioner Sickles seconded the motion. Having all in favor, the motion carried.

#### **Meeting Adjournment**

Commissioner Simpson made a motion to adjourn the meeting. Commissioner Disney seconded. With all in favor, the meeting adjourned at 11:30 a.m.

#### **Next Meeting**

The next Commission meeting will be Thursday, September 21, 2023 at 9:00 a.m.

Pursuant to KRS 324B.060, I, Kristen Lawson, Acting ,  
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  
August 17, 2023. 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 August 17, 2023 meeting at its  
meeting held on September 11, 2023.

*Kristen R. Lawson*

Date: 09/26/2023