



Andy Beshear
Governor

Ray A. Perry
Secretary

Jacqueline Coleman
Lieutenant Governor

PUBLIC PROTECTION CABINET

Kentucky Real Estate Commission

Mayo-Underwood Building
500 Mero Street, 2NE09
Frankfort, Kentucky 40601
Phone: (502) 564-7760
<https://krec.ky.gov>

KENTUCKY REAL ESTATE COMMISSION (KREC)

MEETING MINUTES

December 21, 2023

9:00 a.m.

Mayo-Underwood Conference Room 247 CE
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 Jennifer Brown-Day
Commissioner Raquel Carter
Commissioner Michael Plummer
Commissioner Ann West Butler
Commissioner Deni Hamilton

KREA Staff

Hannah Carlin, Deputy Executive Director
René Rogers, Staff Attorney III
Terri Hulette, Executive Administrative Secretary
Seth Branson, Procedures Development Specialist I
Cathy Buckley, Administrative Specialist III
Gerald Florence, Executive Assistant

The Kentucky Real Estate Commission met on December 21, 2023, at 9:01 a.m. The first order of business was to select a Presiding Officer for the purpose of receiving nominations for a new chairperson for the Kentucky Real Estate Commission. Commissioner Raquel Carter motioned to select Commissioner Larry Disney to serve as Presiding Officer. All Commissioners were in agreement and Commissioner Disney accepted the position of Presiding Officer. New Commissioners, Anne West Butler and Michael Plummer,

were introduced. The roll call was taken, all Commissioners were present and a quorum was established. Commissioner Disney opened the floor for nominations for the office of “Chairperson” of the Kentucky Real Estate Commission. Commissioner Anthony Sickles nominated Larry Disney as Chairperson for the Real Estate Commission. Commissioner Disney accepted the nomination. Commissioner Disney again opened the floor for further nominations. With no further nominations, Commissioner Disney declared without objection that nominations were closed. Commissioner Disney presented himself, Larry Disney, to the Commissioners for a vote. The vote was taken by a roll call with every Commissioner voting in favor of Commissioner Disney as Chairperson for the Kentucky Real Estate Commission.

Approval of Meeting Minutes

Commissioner Carter made a motion to approve the **November 16, 2023** KREC Meeting Minutes, Commissioner Sickles seconded the motion. Having all in favor, the motion carried.

Kentucky Real Estate Authority Report

Kentucky Real Estate Authority, Deputy Executive Director, Hannah Carlin, congratulated Commissioner Disney on his appointment as chairperson for the Kentucky Real Estate Commission and welcomed new Commissioners Anne West Butler and Michael Plummer on their recent appointment. Deputy Director Carlin thanked Commissioners Lois Ann Disponett, James King & Jim Simpson for their service to the Commission.

Deputy Director Carlin gave her report from on-site FBI audit that occurred in November 2023.

Licensing Report

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

1. PSI Testing Statistics

2023 November (First Time)

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Reciprocity- Broker	1	50.00	1	50.00	2
12License Reciprocity- Sa4lesperson	6	60.00	4	40.00	10
Broker- National	4	80.00	1	20.00	5
Broker- State	1	25.00	3	75.00	4
Salesperson- National	74	57.81	54	42.19	128
Salesperson- State	48	43.64	62	56.36	110
TOTAL	134	51.74	125	48.26	259

2023 November (Repeat)

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Reciprocity-Broker	0	0.00	2	100.00	2
License Reciprocity-Salesperson	9	69.23	4	30.77	13
Broker- National	1	100.00	0	0.00	1
Broker- State	5	83.33	1	16.67	6
Salesperson- National	20	26.67	55	73.33	75
Salesperson- State	45	43.27	59	56.73	104
TOTAL	80	39.80	121	60.20	201

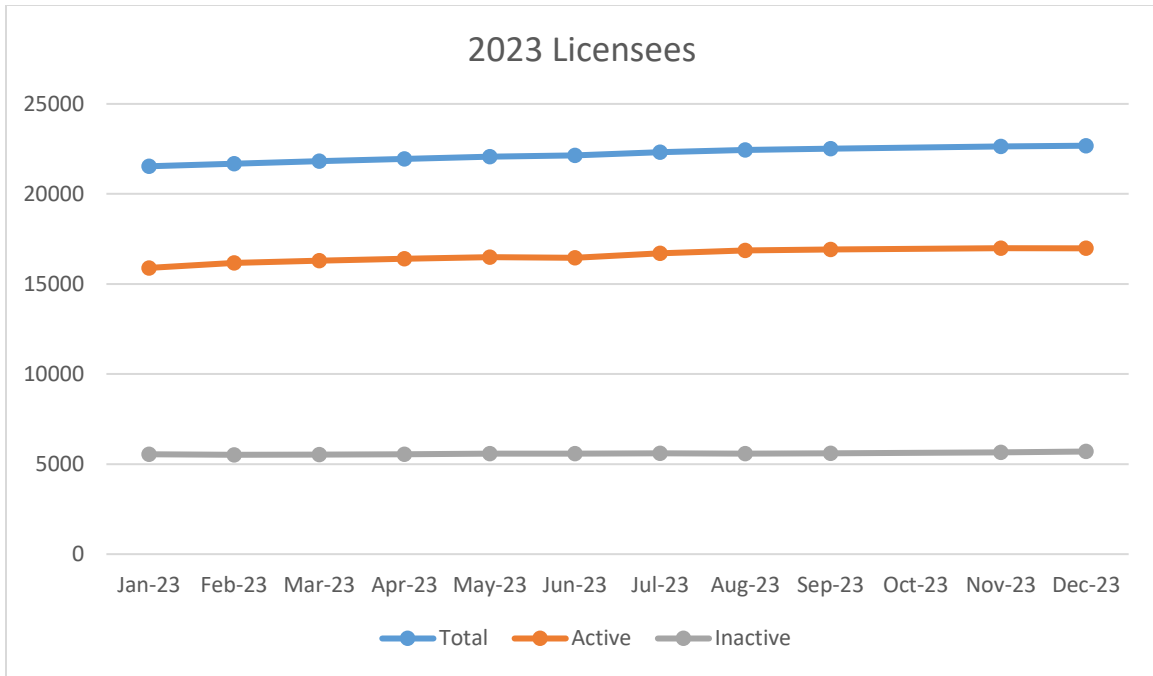
2023 (Cumulative)

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Reciprocity-Broker	49	48.04	53	51.96	102
License Reciprocity-Salesperson	147	58.33	105	41.67	252
Broker- National	55	66.27	28	33.73	83
Broker- State	53	50.00	53	50.00	106
Salesperson- National	1412	51.31	1340	48.69	2752
Salesperson- State	1405	46.97	1586	53.03	2991
TOTAL	3121	49.65	3165	50.35	6286

2. Licensing Statistics

As of December 19, 2023

Type	Active	Inactive	TOTAL
Sales Associate	13,199	5,010	18,209
Broker	3,782	687	4,469
TOTAL	16,981	5,697	22,678



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
August	121	10	131
September	111	7	118
October	98	12	110
November	105	7	112
TOTAL	1,352	72	1,424

Committee Reports

Applicant Review Committee (“ARC”)

Commissioner Day presented the following recommendations of the ARC:

- 1) Motion to recommend to approve the license application of J.W. with one year probation and quarterly Administrative Office of the Courts (AOC) reporting showing no new charges
- 2) Motion to recommend to approve the license application of G.D.
- 3) Motion to recommend to approve the license application of K.I.
- 4) Motion to recommend to approve the license application of M.B
- 5) Motion to recommend to approve the license application of C.A.T
- 6) Motion to recommend to approve the license application of K.B.H.
- 7) Motion to recommend to approve the license application of A.J.M.
- 8) Motion to recommend to approve the license application of J.Y.P.

The following applications were **administratively approved**:

- 8) In Re: Application of L.M.O.
- 9) In Re: Application of C.W.
- 10) In Re: Application of A.C.O.
- 11) In Re: Application of R.L.H.
- 12) In Re: Application of R.A.T.
- 13) In Re: Application of V.J.W.
- 14) In Re: Application of B.L.O.
- 15) In Re: Application of C.M.J.
- 16) In Re: Application of L.C.E.

Complaint Screening Committee (“CSC”)

Commissioner Carter presented the report of the CSC:

- 1) **23-C-003**- Recommendation to the Commission to dismiss.
- 2) **23-C-016**- Recommendation to the Commission to dismiss.
- 3) **23-C-037**- Recommendation to the Commission to refer for further investigation.
- 4) **23-C-046**- Recommendation to the Commission to dismiss.
- 5) **23-C-050**- Recommendation to the Commission to dismiss.
- 6) **23-C-052**- Recommendation to the Commission to dismiss.

Closed Session Legal Matters and Case Deliberations

At 9:26 a.m. Commissioner Sickles moved to enter closed session, with agency staff and counsel, pursuant to KRS 61.810(1)(c), (j) and (k), KRS 61.815, and KRE 503, 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: Alleged Unlicensed Practice of E.M, In Re: Education of P.L, In Re: Application of S.A., in Re: Education Provider R.A.S,K. Course and case 16-0037. Commissioner Day seconded the motion and the Commission entered closed session.

Reconvene Open Session and Committee Recommendations

Commissioner Carter moved for the Commission to come out of closed session. Commissioner Day seconded the motion. The motion carried. Commission Chair Disney reconvened the open meeting at 10:40 a.m. and welcomed everyone in attendance back to the open session of the Commission meeting.

Applicant Review Committee (“ARC”)

Commissioner Day moved to adopt the recommendations of the **Applicant Review Committee** as present to the Commission, and recited the recommendations as listed above in these minutes. Commissioner Sickles seconded the motion. Having all in favor, the motion carried.

Complaint Screening Committee (“CSC”)

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

Per 201 KAR 11:170 Commissioner Carter made a motion to approve the following education applications:

1. Provider

- a) Prime Real Estate Academy

2. Instructors

- a) D.Y.
- b) B.L.
- c) W.R.
- d) B.C.
- e) E.H.
- f) B.L.
- g) D.B.
- h) J.T.
- i) J.F.

3. Continuing Education, Post-License Education and Pre-Licensing Education Courses

- a) Southern Indiana Realtors Association – 2 Courses
- b) Redd, Brown & Williams Real Estate Services – 2 Courses
- c) Kentucky Real Estate College – 6 Courses

4. Pre-Licensing Course

- d) 2 My Classes LLC – 1 Course

Commissioner Hamilton seconded the motion. Commissioner Disney and Commissioner Day abstained from the discussion and the vote. Remaining all in favor, motion carried.

Commissioner Day made the motion to refer **E.M.** for further investigation. Commissioner Sickles seconded the motion. Having all in favor, the motion carried.

Commissioner Sickles made the motion to permit **P.L.** 6 months to complete his post-licensing education. Commissioner Plummer seconded the motion. Having all in favor, the motion carried.

Commissioner Day made the motion to deny the request of **S.A.** Commissioner Carter seconded the motion. Having all in favor, the motion carried.

Commissioner Carter made the motion to accept the response from the education provider **R.A.S.K.**

Commission Butler seconded the motion. Having all in favor, the motion carried.

Commissioner Plummer made the motion to defer for further investigation for the examination of **K.B.** Commissioner Sickles seconded the motion. Having all in favor, the motion carried.

Commissioner Plummer made the motion to not accept the agreed order for case **16-037**. Commissioner Sickles seconded the motion. Having all in favor, the motion carried.

RISC Insurance Premium Cost Increase

Deputy Director Carlin presented a proposal through the Finance Cabinet for RISC to increase the annual premium cost. Commissioner Sickles made a motion to approve the price increase. Commissioner Plummer seconded the motion. Having all in favor, the motion carried.

Public Comment

Steve Smith introduced himself and addressed the Commission regarding his canceled real estate license. Attorney Rogers informed Mr. Smith that the Commissioners could not discuss the issue due to the pending administrative hearing.

Approval Per Diem

1. Commissioner Carter made a motion to approve the per diem and travel expenses for the December 19, 2023 ARC Meeting for Commissioner Day and Commissioner Disney. Commissioner Sickles 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 December 19, 2023 CSC Meeting for Commissioner Sickles and Commissioner Carter. Commissioner Day 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 December 21, 2023 KREC Regular meeting. Commissioner Day seconded the motion. Having all in favor, the motion carried.

Meeting Adjournment

Chair Disney announced that the meeting was adjourned at 11:01 a.m.

Next Meeting

The next Commission meeting will be Thursday, January 18, 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
December 21, 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 December 21, 2023 meeting at
its meeting held on January 18, 2024.

Kristen Lawson, 04/18/2024