



## 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

January 18, 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 for PPC  
Hannah Carlin, Deputy Executive Director  
René Rogers, Staff Attorney III  
Terri Hulette, Executive Administrative Secretary  
Seth Branson, Procedures Development Specialist I  
Holly Houillion, Administrative Specialist III

The Kentucky Real Estate Commission meeting was called to order by Commission Chair, Larry Disney, at 9:00 a.m. on **January 18, 2024**. 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 **December 21, 2023**, KREC Meeting Minutes, Commissioner Day 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 introduced Holly Houillion as the newest employee within the Kentucky Real Estate Authority. Her primary duties will be assisting the licensing staff with KREC along with helping with the other boards under the authority during peak times. Deputy Director Carlin also introduced Jacob Walbourn, General Counsel for the Public Protection Cabinet. At this time, she also announced that an investigator position was approved and will be posted soon.

### Education and Licensing Report

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

#### 1. PSI Testing Statistics

#### **2023 December (First Time)**

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Reciprocity-Broker	2	66.67	1	33.33	3
License Reciprocity-Salesperson	6	54.55	5	45.45	11
Broker- National	4	66.67	2	66.66	6
Broker- State	2	33.33	4	66.67	6
Salesperson- National	56	71.79	22	28.21	78
Salesperson- State	39	54.93	32	45.07	71
<b>TOTAL</b>	<b>109</b>	<b>62.29</b>	<b>66</b>	<b>37.71</b>	<b>175</b>

#### **2023 December (Repeat)**

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Reciprocity-Broker	1	100.00	0	0.00	1
License Reciprocity-Salesperson	7	70.00	3	30.00	10
Broker- National	0	0.00	0	0.00	0
Broker- State	0	0.00	3	100.00	3
Salesperson- National	21	36.84	36	63.16	57
Salesperson- State	33	41.25	47	58.75	80
<b>TOTAL</b>	<b>62</b>	<b>41.06</b>	<b>89</b>	<b>58.94</b>	<b>151</b>

**2023 (Cumulative)**

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Reciprocity- Broker	52	49.06	54	50.94	106
License Reciprocity- Salesperson	160	58.61	113	41.39	273
Broker- National	59	66.29	30	33.71	89
Broker- State	55	47.83	60	52.17	115
Salesperson- National	1489	51.58	1398	48.42	2887
Salesperson- State	1477	47.01	1665	52.99	3142
<b>TOTAL</b>	<b>3292</b>	<b>49.79</b>	<b>3320</b>	<b>50.21</b>	<b>6612</b>

**Licensing Statistics****As of January 16, 2024**

Type	Active	Inactive	TOTAL
Sales Associate	12,795	5,084	17,879
Broker	3,698	699	4,397
<b>TOTAL</b>	<b>16,493</b>	<b>5,783</b>	<b>22,276</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
August	121	10	131
September	111	7	118
October	98	12	110
November	105	7	112
December	79	6	85
<b>TOTAL</b>	<b>1,431</b>	<b>78</b>	<b>1,509</b>

## **Instructors**

### **1) Instructors**

- a) W.C.

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

## **Legal Report**

Staff Attorney III, Rene Rogers, requested to present required legal advice during closed session.

## **Committee Reports**

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

Commissioner Sickles presented the following recommendations from ARC:

1. In Re: license application of A.A., approved.
2. In Re: license application of M.M., deferred until February.
3. In Re: license application of J.M.S.W., defer and refer for further investigation.
4. In Re: license application of Q.W., deferred until February.
5. In Re: license application of D.A., approved.
6. In Re: license application of S.K., approved.

The following applications were **administratively approved**:

7. In Re: Application of A.P.
8. In Re: Application of S.R.

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

At 9:14 a.m. Commissioner Sickles moved to enter closed session, with agency staff and counsel, pursuant to KRS 61.810(1)(c), (j), to deliberate on individual adjudications in the matter of the pending litigation of case 23-CI-473 (Franklin), quasi-judicial deliberations regarding the eight (recommendations of the ARC regarding applicants A.A., M.M., J.M.S.W., Q.W., D.A., S.K., A.P., S.R. and the thirty individual requests for R.B., C.B., H.C., S.C., K.A.C., K.C., R.D., J.H., T.K., J.L., M.L.M, J.M., R.R., M.R., L.R., P.S., K.S., M.S., B.T., W.T., A.W., E.W., N.Z., M.H., P.A., S.A., L.B., E.D., E.P. & C.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 Day seconded the motion. The motion carried. Commission Chair Disney resumed the full Commission meeting at 11:12 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 Butler seconded the motion. Commissioner Day abstained from the discussion and the vote on J.M.S.W. Remaining all in favor, motion carried.

### **Education Hardship Requests**

1. **In Re: Continuing Education of R.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 C.B.:** 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 H.C.:** 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 S.C.:** Commissioner Carter made a motion to deny the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
5. **In Re: Continuing Education of K.A.C:** Commissioner Carter made a motion to deny the request, Commissioner Plummer seconded the motion.
6. **In Re: Continuing Education of K.C.:** Commissioner Carter made a motion to grant the request, but should they want to reactivate their license they will need to pay the \$1,000 fine, sign the delinquency plan and complete the required education before coming active. Commissioner Plummer seconded the motion. Commissioner Day voted to oppose the motion. Remaining all in favor, motion carried.
7. **In Re: Continuing Education of R.D:** Commissioner Carter made a motion to deny the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
8. **In Re: Continuing Education of J.H:** Commissioner Carter made a motion to deny the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
9. **In RE: Continuing Education of T.K:** Commissioner Carter made a motion to deny the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
10. **In RE: Continuing Education of J.L:** Commissioner Carter made a motion to deny the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
11. **In RE: Continuing Education of M.LM:** Commissioner Carter made a motion to deny the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
12. **In RE: Continuing Education of J.M:** Commissioner Carter made a motion to deny the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
13. **In RE: Continuing Education of R.R:** Commissioner Carter made a motion to deny the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
14. **In RE: Continuing Education of M.R:** Commissioner Carter made a motion to deny the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
15. **In RE: Continuing Education of L.R:** Commissioner Carter made a motion to grant the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
16. **In RE: Continuing Education of P.S:** Commissioner Carter made a motion to deny the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.

17. **In RE: Continuing Education of K.S:** Commissioner Carter made a motion to deny the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
18. **In RE: Continuing Education of M.S:** Commissioner Carter made a motion to deny the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
19. **In RE: Continuing Education of B.T:** Commissioner Carter made a motion to deny the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
20. **In RE: Continuing Education of W.T:** Commissioner Carter made a motion to grant the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
21. **In RE: Continuing Education of A.W:** Commissioner Carter made a motion to deny the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
22. **In RE: Continuing Education of E.W:** Commissioner Carter made a motion to deny the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
23. **In RE: Continuing Education of N.Z:** Commissioner Carter made a motion to deny the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
24. **In RE: Continuing Education of M.H:** Commissioner Carter made a motion to grant the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.

#### **Applicant and Licensee Requests**

1. **In Re: License of P.A:** Commissioner Carter made a motion to direct staff to not renew the license due to failure to abide by the prior agreement, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
2. **In Re: License of S.A:** Commissioner Carter made a motion to direct staff to not renew the license due to failure to abide by the prior agreement, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
3. **In Re: License of L.B:** Commissioner Carter made a motion to deny the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
4. **In Re: Education of E.D:** Commissioner Carter made a motion to direct the staff to engage the licensee to enter into a delinquency plan, Commissioner seconded the motion. Having all in favor, the motion carried.
5. **In Re: Education of E.P:** Commissioner Carter made a motion to direct the staff to engage the licensee to enter into a delinquency plan, Commissioner seconded the motion. Having all in favor, the motion carried.
6. **In Re: Application of C.W:** Commissioner Carter made a motion to deny the request, Commissioner Plummer seconded the motion. Having all in favor, the motion carried.
- 7.

#### **New Business**

Commissioner Carter had requested on having a third-party consultation regarding research and recommendations to be put back on the table with the Kentucky Real Estate Authority. She also requested that the DEI committee be added back on the table as well. Commissioner Chair Disney agreed and inquired about whether or not we are going to move forward with these matters.

**Approval Per Diem**

1. Commissioner Plummer made a motion to approve the per diem and travel expenses for the January 16, 2024, ARC Meeting for Commissioner Sickles and Commission Butler. 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 January 18, 2024, KREC Regular meeting. Commissioner Day seconded the motion. Having all in favor, the motion carried.

**Meeting Adjournment**

Commissioner Sickles made a motion to adjourn the meeting. Commissioner Plummer seconded. With all in favor, the meeting adjourned at 11:22 a.m.

**Next Meeting**

The next Commission meeting will be Thursday, February 15, 2024, at 9:00 a.m.

Approved

**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**  
**January 18, 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**  
**February 15, 2024**

**Kristen Lawson, 04/18/2024**