



**Andy Beshear**  
Governor

**PUBLIC PROTECTION CABINET**

**Ray A. Perry**  
Secretary

**Kentucky Real Estate Commission**

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**Jacqueline Coleman**  
Lieutenant Governor

**KENTUCKY REAL ESTATE COMMISSION  
(KREC)**

**MEETING MINUTES**

**April 20, 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 Larry Disney  
Commissioner Anthony Sickles  
Commissioner James Simpson  
Commissioner James King  
Commissioner Raquel Carter  
Commissioner Jennifer Brown-Day

**KREA Staff**

Natalie Brawner, Executive Director  
August Pozgay, General Counsel  
Hannah Carlin, Deputy Executive Director  
René Rogers, Staff Attorney III  
Chris D. Woodyard, KREA Investigator  
Terri Hulette, Executive Administrative Secretary  
Seth Branson, Executive Administrative Secretary  
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 **April 20, 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 Disney made a motion to approve the **March 16, 2023** KREC Meeting Minutes, Commissioner Simpson seconded the motion. With all in favor, the motion carried.

**Kentucky Real Estate Authority Report**

Kentucky Real Estate Authority (“KREA”) Executive Director, Natalie W. Brawner, welcomed everyone. She reminded everyone that the Association of Real Estate License Law Officials (“ARELLO”) mid-year conference is next week. Several KREC staff and Commission members will be attending. Deputy Director Carlin and staff attorney René Rogers are on ARELLO committees.

Executive Brawner announced that KREA is hiring a new staff to assist with Commission education applications, customer service, and other tasks. With this new hire, KREA will be at its budgetary cap for staffing. They are meeting with the budget analyst to evaluate KREA’s need for additional staff for the next budget cycle.

**Education and Licensing Report**

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

**1. PSI Testing Statistics**

**2023 March (First Time)**

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Reciprocity- Broker	2	66.67	1	33.33	3
License Reciprocity- Salesperson	9	50.00	9	50.00	18
Broker- National	4	80.00	1	20.00	5
Broker- State	5	100.00	0	0.00	5
Salesperson- National	102	66.23	52	33.77	154
Salesperson- State	73	47.70	81	52.60	154
<b>TOTAL</b>	<b>195</b>	<b>57.52</b>	<b>144</b>	<b>42.48</b>	<b>339</b>

**2023 March (Repeat)**

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Reciprocity- Broker	3	50.00	3	50.00	6
License Reciprocity- Salesperson	11	57.89	8	42.11	19
Broker- National	1	50.00	1	50.00	2
Broker- State	1	50.00	1	50.00	2
Salesperson- National	34	29.31	82	90.69	116
Salesperson- State	73	43.98	93	56.02	166
<b>TOTAL</b>	<b>123</b>	<b>39.55</b>	<b>188</b>	<b>60.45</b>	<b>311</b>

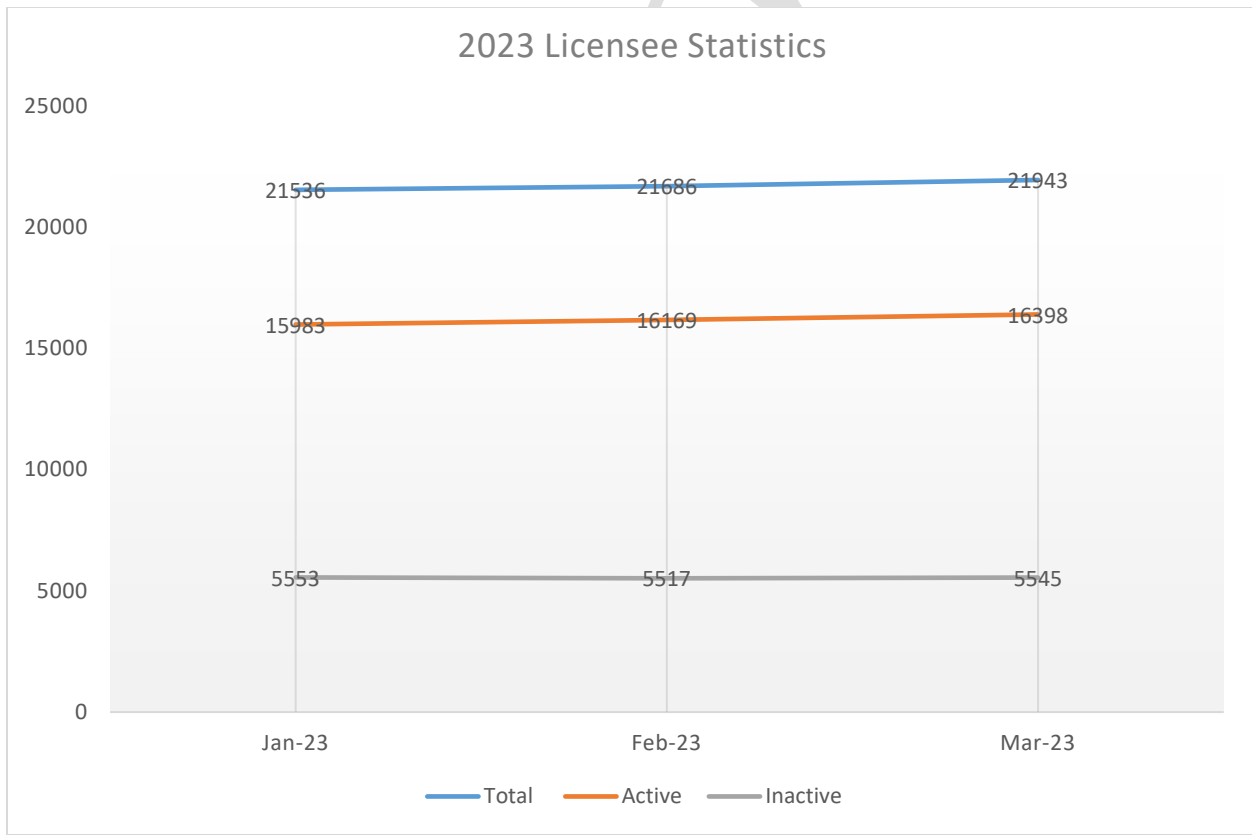
**2023 (Cumulative)**

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Reciprocity-Broker	15	53.57	13	46.43	28
License Reciprocity-Salesperson	49	55.68	39	44.32	88
Broker- National	17	70.83	7	29.17	24
Broker- State	16	69.57	7	30.43	23
Salesperson- National	420	52.50	380	47.50	800
Salesperson- State	413	45.69	491	54.31	904
<b>TOTAL</b>	<b>930</b>	<b>49.81</b>	<b>937</b>	<b>50.19</b>	<b>1867</b>

**1. Licensing Statistics**

**As of April 13, 2023**

Type	Active	Inactive	TOTAL
Sales Associate	12,621	4,884	17,505
Broker	3,777	661	4,438
<b>TOTAL</b>	<b>16,398</b>	<b>5,545</b>	<b>21,943</b>



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

<b>Month</b>	<b>Sales Associate</b>	<b>Broker</b>	<b>Total</b>
January	74	2	76
February	117	8	125
March	112	13	125
April			
May			
June			
July			
August			
September			
October			
November			
December			
<b>TOTAL</b>	<b>303</b>	<b>23</b>	<b>326</b>

**Instructors**

1. S.A.
2. M.M.

**Continuing Education and Post-License Education Courses**

1. Bluegrass REALTORS – 1 Course
2. Kentucky Realtor Institute – 1 Course

**Continuing Education Courses**

1. Northern Kentucky Association of Realtors – 2 Courses

**Post-License Education Courses**

1. Kaplan Real Estate Education – 1 Course

**Broker Elective Courses**

1. Agent Academy, Inc. – 1 Course
2. Northern Kentucky Association of Realtors – 1 Course

Commissioner Sickles asked Deputy Director Carlin how the licensing statistics compared to the licensing statistics of the prior year. Deputy Carlin indicated she would research that information for the next regular meeting.

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

## **Legal Report**

General Counsel Pozgay provided a brief legislative update stating that the bills have gone through but are not in effect and that he will provide a detailed report in May.

A legal memorandum concerning **Liability Insurance** was provided to the Commissioners.

There have been inquiries concerning **reciprocity**. General Counsel Pozgay, with the assistance of Deputy Director Carlin and staff, have drafted a memo addressing proposed language to address the inquiries.

Administrative regulation **201 KAR 11:121**, which has passed through the first legislative committee, is expected to go into effect May 2, 2023. Letters have been sent out to the licensees providing the timeline and directions on how to obtain the new forms.

## **Committee Reports**

### **Diversity, Equity, and Inclusion Committee (“DEI Committee”)**

The DEI Committee did not meet this month.

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

Commissioner Carter presented the following recommendations of the ARC:

1. In Re: Application of J.C. to defer.
2. In Re: Application of M.T. to defer.

The following applications were administratively approved:

- |                                 |                                |
|---------------------------------|--------------------------------|
| 1. In Re: Application of M.M.   | 9. In Re: Application of R.R.  |
| 2. In Re: Application of R.A.   | 10. In Re: Application of D.M. |
| 3. In Re: Application of J.A.   | 11. In Re: Application of G.M. |
| 4. In Re: Application of J.R.   | 12. In Re: Application of D.B. |
| 5. In Re: Application of I.G.B. | 13. In Re: Application of R.D. |
| 6. In Re: Application of C.P.   | 14. In Re: Application of A.J. |
| 7. In Re: Application of T.H.   | 15. In Re: Application of O.S. |
| 8. In Re: Application of N.W.   |                                |

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

Commissioner Sickles presented the report of the CSC:

1. In Re: 22-KREC-003 – Recommendation to the Commission to proceed with revocation and reject the licensee’s settlement offer.
2. In Re: 19-C-062 – Recommendation to the Commission to continue to hold the complaint in abeyance until August 2023 at the party’s request.
3. In Re: 23-KREC-001 – Recommendation to the Commission to proceed with revocation and reject the licensee’s settlement offer.
4. In Re: 18-C-048 – Recommendation to the Commission to defer for further legal review by counsel.

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

At 9:21 a.m. Commissioner Disney moved to enter closed session, with agency staff and counsel, pursuant to KRS 61.810(1)(k) and KRE 503 to receive legal advice regarding Liability Insurance, Reciprocity Inquiries, KREC response email drafts, and inquiries regarding 201 KAR 11:121; pursuant to KRS 61.810(1)(j) regarding the matter of M.T.K. Agreed Order, the letter response from H.S.R.E.A., and quasi-judicial deliberations regarding the seventeen (17) recommendations of the ARC regarding applicants J.C., M.T., M.M., R.A., J.A., J.R., I.G.B., C.P., T.H., N.W., R.R., D.M., G.M., D.B. R.D. A.J., O.S., the four (4) recommendations by the CSC regarding complaints 19-C-062, 18-C-048, 22-KREC-003, 23-KREC-001, and licensee requests of A.B., J.J., T.M., W.R., B.W., M.R. and L.O. Commissioner Sickles seconded the motion and the Commission entered into closed session.

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

Commissioner King moved for the Commission to come out of closed session. Commissioner Day seconded the motion. The motion carried. Commission Chair Disponett resumed the full Commission meeting at 11:34 a.m. and welcomed everyone in attendance back to the Commission meeting.

**In Re: Sales Associate License of M.T.K.**, Commissioner Simpson moved to find M.T.K. failed to comply with the terms and conditions of her probation and to take action to suspend M.T.K.'s license effective upon delivery of certified mail of written notice and in accordance with term 10 of the Agreed Order, Commissioner Sickles seconded the motion. Having all in favor, the motion carried.

Commissioner Carter made a motion to accept the response letter from **H.S.R.E.A.** Commissioner Sickles seconded the motion. Having all in favor, the motion carried.

Commissioner Carter moved to authorize staff to use the **reciprocity** correspondence as drafted. Commissioner King seconded the motion. Having all in favor, the motion carried.

### **Applicant and Licensee Requests**

1. **In Re: License of A.B.** - Commissioner Carter noted for the minutes the Commission would take no action; the license is terminally expired. Commissioner Carter moved to refund any payment by A.B. Commissioner Sickles seconded the motion. Having all in favor, the motion carried.
2. **In Re: Licensing Examination of J.J.** - Commissioner Carter made a motion to inform PSI that licensee is approved to retake both portions of the examination. Commissioner King seconded the motion. Having all in favor, the motion carried.
3. **In Re: License of T.M.** – No action taken; license is terminally expired.
4. **In Re: Application of W.R.** - Commissioner Carter made a motion to deny the request, Commissioner Sickles seconded the motion. Having all in favor, the motion carried.
5. **In Re: Application of B.W.** - Commissioner Carter made a motion to deny the request, Commissioner Sickles seconded the motion. Having all in favor, the motion carried.
6. **In Re: License of M.R.** – Commissioner Carter made a motion to defer consideration of the request until licensee provides supporting documentation in support of the hardship request; the license will remain canceled until Commission review of such supporting documentation. Commissioner Sickles seconded the motion. Having all in favor, the motion carried.
7. **In Re: License of L.O.** – No action taken; license is terminally expired.

Commissioner Carter moved to adopt the **Applicant Review Committee** recommended actions as presented to the

Commission, and recited the recommendations as listed above in these minutes. Commissioner Day seconded the motion. Having all in favor, the motion carried.

The Commission reviewed the inquiry regarding **201 KAR 11:121** and no action was taken at this time.

Commissioner Disney moved to adopt the **Complaint Screening Committee** recommended actions as presented to the Commission, and recited those recommendations as listed above in these minutes. Commissioner King seconded the motion. Having all in favor, the motion carried.

### **Old Business**

**Liability Insurance** – No action was taken at this time. Commissioner Disney moved to remove the ongoing agenda item “Liability Insurance” from future agendas. Commissioner Simpson seconded the motion. Having all in favor, the motion carried.

### **New Business**

**In Re: Education Provider Request Reallocation of Grant Funds;** Commissioner Sickles made a motion to approve the education institution grant reallocation as requested by the first requestor. Commissioner Disney seconded the motion. Having all in favor, the motion carried.

**In Re: Education Provider Request Reallocation of Grant Funds;** Sickles made a motion to approve the education institution grant reallocation as requested by the second requestor. Commissioner Disney seconded the motion. Having all in favor, the motion carried.

### **Public Comment**

Janie Wilson, CEO, Northern Kentucky Association of Realtors® (NKAR) asked if there had been any consideration or discussion regarding a public information data feed from KREC to NKAR?

Commissioner Simpson moved to authorize General Counsel Pozgay to look into this request further. Commissioner Disney seconded the motion. Having all in favor, the motion carried.

Chairperson Disponett requested an update regarding communications to licensees regarding advertising reminders as previously authorized for Chairperson Disponett to approve once drafted. General Counsel Pozgay informed the commission he is currently working on a letter to present to Chairperson Disponett concerning advertising requirements.

### **Approval Per Diem**

1. Commissioner Sickles made a motion to approve the per diem and travel expenses for the April 18, 2023 ARC Meeting for Commissioner Carter and Commissioner Day. Commissioner Simpson 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 April 18, 2023 CSC Meeting for Commissioner Sickles and Commissioner Disney. Commissioner Day seconded the motion. Having all in favor, the motion carried.
3. Commissioner Sickles made a motion to approve the per diem and travel expenses for the April 20, 2023 KREC Regular meeting. Commissioner Simpson seconded the motion. Having all in favor, the motion carried.

**Meeting Adjournment**

Commissioner Simpson made a motion to adjourn the meeting. Commissioner Sickles seconded. With all in favor, the meeting adjourned at 11:55 a.m.

**Next Meeting**

The next Commission meeting will be Thursday, May 18, 2023 at 9:00 a.m.

Approved



Pursuant to KRS 324B.060, I, Kristen Lawson , Acting Executive Director of 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 April 20, 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 to amend the minutes of its April 20, 2023 meeting at its meeting held on June 15, 2023.

*Kristen R. Lawson*

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KREA Executive Director

Date: 07/27/2023