



Andy Beshear
Governor

Kerry B. Harvey, Secretary
Public Protection Cabinet

Kentucky Real Estate Authority
Mayo-Underwood Building
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VOTING COMMISSIONERS
Lois Ann Disponett, Chair
Billy Joe Beckham, Smiths Grove
Shirley W. Wiseman, Lexington
Steve K. Cline, Bowling Green
James G. Simpson, Dry Ridge
Larry D. Disney, Winchester
Joy E. Amann, Ludlow

Kentucky Real Estate Commission

SPECIAL MEETING MINUTES

April 16, 2020

*** Meeting occurred via Zoom Teleconferencing***

Commission Members Present

Commissioner Chair, Lois Ann Disponett
Commissioner Joy Amann
Commissioner Larry Disney

Commissioner James Simpson
Commissioner Steve Cline
Commissioner Shirley Wiseman

Commission Members Not Present

Billy Beckham

KREA Staff

Jacob Walbourn, Interim Executive
Director,
PPC, Office of Legal Services
Christopher Hunt, Acting General Council,
PPC, Office of Legal Services

Maryellen Mullikin,
Administrative/Licensing Coordinator
Terri Hulette, Administrative Executive
Secretary
Hannah Carlin, Education Coordinator

Guests Present

Nathan Burton
Shannon Buzard
Rhonda Richardson
Dennis Stilger
Ginny Lawson
Kenneth Warden
Lisa Bush
Steve Stephenson
Alexa Hagen
Renee Rogers
Richard Wilson

Kathy McGann Pfeffer
Joyce Sterling
Todd Thornton
Judy Ball
Doug Myers
Thomas Butler
Phaedra King
Al Blevins
Janie Wilson
Greg Buchanan
John Huggins

Paul Ogden
Jaclyn Johnson
Ron Brossart
Doris Carver
Lester Sanders
Christine Morgan
Brad DeVries
Alex Gaddis
502-992-4188

Call to Order and Guest Welcome

The Kentucky Real Estate Commission teleconference meeting was called to order by Commissioner Disponett at 11:00 AM, April 16, 2020.

Roll call

Before roll call, Chairwoman Disponett introduced Jacob Walbourn, Interim Executive Director, and Chris Hunt, Acting General Counsel. Executive Director Walbourn stated that their goal was to find a permanent Executive Director and General Counsel, work on the backlog of complaints, and finalize reciprocity agreements with our neighboring states. Roll call was taken by Commissioner Disponett and a quorum was present.

Approval of Meeting Minutes

Commissioner Cline made a motion to approve the March 19, 2020 Commission Special Meeting Minutes. Commissioner Disney seconded the motion. With all in favor, the motion carried.

Covid-19 Update

Mr. Walbourn said patience is key during this new reality while KREC staff is working 100% remotely from home offices, and periodically picking up mail each week. Real Estate agents are deemed essential, and able to hold virtual home visits instead of open houses to abide by social distancing restrictions. Realtors are eligible for unemployment if you are a 1099 employee.

Education Requirements

Statistics

Ms. Carlin, went over statistics for the month of March indicating that we had lower numbers than normal due to testing facilities being closed for Covid-19. There are 116 new licensees with 97 being sales associates. Year-to-date is 342 with only 56 brokers. Approximately 1,700 total licensees did not renew their license by March 31. Only 108 brokers were cancelled for non-renewal, but most of those were independent, so did not affect sales associates in their brokerage.

Education Applications

Ms. Carlin recommends approving the attached list of education applications, as they all meet 201 KAR 11:170 requirements. Greater Louisville Realtors Association submitted a 3-hour course for mandatory instructor training. Commissioner Cline motioned to approve the education applications. Commissioner Wiseman seconded. With all in favor, the motion carried.

Grant Request

Western Kentucky University has requested that money allocated for travel expense be moved in their budget for advertising to promote their online real estate courses. Per Ms. Carlin, it is paid on a reimbursement basis so must have invoices and proof of expenditures. Commissioner Cline made a motion to approve the request. Commissioner Disney seconded the motion. With all in favor, the motion carried.

Post License Education

Commissioner Chair Disponett and Ms. Carlin discussed allowing anyone who has passed their pre-licensing course, and waiting for PSI testing sites to open for their exam, being able to start PLE courses online. Starting PLE classes early would be an added benefit to help study for the test. Commissioner Cline made a motion to allow those who have passed the 96-hour pre-license course to proceed with 48-hour Post-License Education requirements before they take the PSI Real Estate exam. Commissioner Simpson seconded the motion. With all in favor, the motion carried. Ms. Mullikin added that PSI still plans to re-open testing sites on May 1 depending on restrictions and availability. There is no current on-line testing for the PSI exam, only for the pre-licensing final exam at this point.

Before going into closed session, Commissioner Cline requested discussing the forms issue either today or in the next meeting. Mr. Walbourn said that they hope to bring a solution of the forms to the next meeting. He anticipates revised forms for approval and then move it along in the LRC process. Mr. Walbourn is entertaining suggestions on making the forms more functional. Please email him if you have suggestions. Commissioner Amann suggested adding instructions on how the form is executed, and getting progress reports. Commissioner Cline asked if we could remove the “unknown” column, and asked for clarification on whether we are using the new form. Mr. Hunt said we should be using the current form that was officially approved and adopted during the regulation. We gave licensees until June 1 to use the form without penalty.

At 11:38 PM, Commissioner Disney made a motion to go into Executive Session and take a five minute recess. Commissioner Cline seconded the motion. With all in favor, the motion carried.

Mr. Hunt reminded the Commissioners they cannot vote in Executive Session, so action will be taken in Executive (Open) Session.

Resume from Executive Session

At 1:12 PM, the Open Session resumed. Commission Chair Disponett welcomed everyone back and asked for motions.

ARC

Commissioner Disney made a motion to approve applicant Johnson. Commissioner Amann seconded. Motion was denied 3 to 2.

Commissioner Amann recused herself from the next vote. Commissioner Disney made a motion to approve applicant Butler. Commissioner Wiseman seconded. Motion was denied 3 to 2.

Hardships

Mr. Walbourn asked for a blanket motion to approve all of the education and renewal hardship requests. Commissioner Cline made the motion for the blanket approval. Commissioner Disney seconded the motion.

220398 – Motion denied unanimously.

243465 – Motion denied unanimously.

194178 – Motion denied unanimously.

195647 – Motion denied unanimously.

196818 – Motion denied unanimously.

199312 – Motion denied unanimously.

201837 – Motion denied unanimously.

202756 – Motion denied unanimously.

209070 – Motion denied unanimously.

209653 – Motion approved unanimously.

209674 – Motion denied unanimously.

215298 – Commissioner Amann recused herself, motion denied.

218478 – Motion denied unanimously.

219100 – Motion denied unanimously.

221614 – Motion denied unanimously.

241811 – Commissioner Cline made a motion to approve this licensee and allow an opportunity

to pay in full \$180 within 30 days, and waiving penalties to bring into current active status for 2020. Commissioner Disney seconded the motion. With all in favor, the motion carried.

No action was required on licensee #183836.

New Business

Attorney Report – Mr. Hunt said there were three (3) different committees established at a previous meeting, but no actual meetings have taken place. He just wanted to revisit the committees to make sure they want three (3) different committees, and to determine whether they want to meet before the Commission meetings. Per Mr. Hunt, it can still be changed if they have a different preference. One committee is Steve Cline and James Simpson; second committee is Shirley Wiseman and Joy Amann; third committee is Billy Beckham and Larry Disney. The two committee members and General Counsel will meet separately via Zoom and would just be a working session based on a docket generated by General Counsel. Mr. Walbourn added there are number of complaints that will move forward now that we have staff in place.

Approval Per Diem

Commissioner Wiseman made a motion to approve the per diem for the month of April. Because it was teleconferenced, there was no travel expense. Commissioner Cline seconded. With all in favor, the motion carried.

Meeting Adjournment

Commission Chair Disponett announced that the next Commission meeting is on May 21 at 11:00 AM. Watch for a link for another Zoom meeting. Commissioner Wiseman made a motion to adjourn the April meeting. Commissioner Disney seconded. With all in favor, the motion carried, and the meeting adjourned at 2:39 PM.



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MEMORANDUM

DATE: May 13, 2020
FROM: Hannah Carlin, KREC Education Coordinator
TO: Kentucky Real Estate Commission
RE: 2020 Education Applications

BACKGROUND

The attached list of education providers and instructors submitted applications for review and approval by the Commission. Commission staff members have reviewed the information submitted, which includes provider, course, and instructor applications. The applications meet the education standards pursuant to 201 KAR 11:170. New courses are bolded.

RECOMMENDATION

Please approve the applications listed on the attachment.

1. 2020 Education Providers
 - a. Cincinnati Area Board of Realtors
2. 2020 Broker Curriculum Courses

Cooke Real Estate School

Course Name- Course Number	Instructors	Broker Hours
Brokerage Management (23103)	Frank Cooke	48

Kentucky Realtor Institute

Course Name- Course Number	Instructors	Broker Hours
Principles of Home Inspection (23104)	Art Reed	96

3. 2020 Continuing Education Courses

A-Pass Weikel

Course Name- Course Number	Instructors	CE Hours
Kentucky Core Course (17923)	William Miracle, John Weikel	6 law

Preferred Systems Inc.

Course Name- Course Number	Instructors	CE Hours
Going Green for Real Estate Agents (21844)	Jack McNear	1 elective
Lead Safety: What Real Estate Agents Need to Know (21839)	Jack McNear	1 elective
Managing the Home Inspection (21841)	Jack McNear	1 elective
Mold: What You Need to Know and How to Read Air Sampling Reports (21842)	Jack McNear	1 elective
Radon and the Real Estate Transaction (21840)	Jack McNear	1 elective
The Top 10 Most Common Home Defects for Real Estate Agents (21843)	Jack McNear	1 elective
VA Loan Certified (23101)	Jack McNear	1 elective

Southern Indiana Realtor Association (effective 4/16/20)

Course Name- Course Number	Instructors	CE Hours
The Realtor VA Certification Program (23099)	David Smith	2 elective

University of Louisville, School of Public and Urban Affairs

Course Name- Course Number	Instructors	CE Hours
Census Data, Affordable Housing, and Real Estate Law (23102)	Craig Anthony Arnold, Kelly Kinanhan, Matt Ruther	3 elective, 3 law

- 4. 2020 Instructors
 - a. Craig Anthony Arnold
 - b. Frank Cooke
 - c. Clifford Eddleman
 - d. Kelly Kinanhan
 - e. Jack McNear
 - f. Joshua Potts
 - g. Matt Ruther
 - h. David Smith



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MEMORANDUM

DATE: May 13, 2020
FROM: Hannah Carlin, KREC Education Coordinator
TO: Kentucky Real Estate Commission
RE: Education and Licensing Report

BACKGROUND

The attached document includes the following:

- 2020 new licensee statistics (by month)
- Inactive vs. Active Status statistics

RECOMMENDATION

Please review. No action required.

ATTACHMENTS

Please see the attachment for the full report. No further action is needed.

1. Licensing Statistics

As of May 13, 2020

Type	Active	Inactive	TOTAL
Sales Associate	10,905	5,469	16,374
Broker	3,960	744	4,704
TOTAL	14,865	6,213	21,078

New Licenses Issued in 2020 (by month)

Month	Sales Associate	Broker	Total
January	102	16	118
February	87	21	108
March	97	19	116
April	49	11	60
May			
June			
July			
August			
September			
October			
November			
December			
TOTAL	335	67	402