



Matthew G. Bevin
Governor

K. Gail Russell, Secretary
Public Protection Cabinet

H.E. Corder II, Director
Kentucky Real Estate Authority

Kentucky Board of Home Inspectors
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VOTING MEMBERS
Welford "Bud" Wenk, Chair
Mitch Buchanan, Vice Chair
Steven Cunningham
Larry Joe Walden
Paul Ogden

STAFF
Nathan L. Burton, Board Administrator
Heather L. Becker, General Counsel

September 17, 2019
10:00 A.M

BOARD MEETING MINUTES

A regular meeting of the Board of Home Inspectors was held at 656 Chamberlin Avenue, Suite B in Frankfort, Kentucky on September 17, 2019.

MEMBERS PRESENT

Welford "Bud" Wenk, Chair,
Mitch Buchanan, Vice Chair
Larry Joe Walden
Paul Ogden
Steve Cunningham

KENTUCKY REAL ESTATE AUTHORITY

Marc Manley, Acting General Counsel
Nathan L. Burton, Board Administrator

GUESTS

Peyton Jones- Initial Applicant
Brad Easley- Easley Home Inspections
Steve Keeney- PLI Provider Representative

CALL TO ORDER AND GUEST WELCOME

Board Chair Wenk called a regular meeting of the Kentucky Board of Home Inspectors to order at 10:00 a.m. All members were present and a quorum was established. Introductions were made, and guests in attendance were welcomed.

Review and Approval of Meeting Minutes

Member Buchanan made a motion to approve the August 19th, 2019 Board Special meeting minutes. The motion was seconded by member Cunningham. With all in favor, the motion carried.

Review Financial Report

The Board reviewed the Financial Report from the month of August.

LRC Liaison

Joseph Fawns, the Public Protection Cabinet LRC Liaison, requested more information from the Board about the possible changes to the reciprocal licensing statute they were proposing.



Licensure Report

Board Administrator Nathan Burton gave the licensure report. As of September 17, 2019 there are 519 Active Licensees, four (4) active pending renewal. In addition, there are eleven (11) inactive licensees, and five (5) pending initial applications. Ten (10) licensees are Inactive for Non-Renewal. The total licensure report being 549 licensees.

Executive Session Legal Matters and Case Deliberations

At 10:50 a.m., Chair Wenk moved for the Board to enter executive session, pursuant to KRS 61.878(1)(k) and (l) and to KRS 61.810, (1)(c), 1(j), and 1(k), to deliberate on individual adjudications, proposed or pending litigation, and to review records exempt from public disclosure regarding applicant Cummins. The motion was seconded by Member Cunningham.

At 11:20 a.m. Chair Wenk moved to come out of Executive session, and Member Buchanan seconded. The motion carried.

Once executive session was adjourned, Member Ogden made a motion to defer the application discussed in Executive Session to the Legal Staff. Member Buchanan seconded, and the motion carried.

Applications Committee Report

Chair Wenk, of the Applications Committee, reported the following committee recommendations:

Five (5) Initial License applications were reviewed. One (1) of the five (5) were recommended for approval, with three (3) deferred for administrative approval after necessary documentation was supplied. One (1) was deferred to the legal staff.

There were three (3) renewal applications reviewed. Two (2) was recommended for approval, with the other deferred for administrative approval after necessary documentation was supplied.

Chair Wenk made a motion to accept the recommendations of the Applications Committee, and Member Cunningham seconded. All in favor, the motion carried.

Legal Report

There was no legal report at this time.

Board Administrator Report

Board Administrator Nathan Burton gave the Board Administrator report:

- Online Renewals- The Board has now assumed the responsibility of paying the processing fee for licensees who wish to renew online. This fee will be collected monthly by an invoice from our website developer. Since the last Board meeting, there have been 7 online renewals.
- Newsletter- If anyone would like to submit other articles for the newsletter to have a rotation to pull from, they may do so.



- KREA collaborative meeting report- Delegates from the four boards that belong to the Kentucky Real Estate Authority, as well as other representatives in the Real Estate industry, met on August 27th, 2019 to discuss the future of the industry. Some concerns raised were how we can better bring the four boards together, and establish a high professional manner for the licensees. The Public Protection Cabinet Secretary, Gail Russell, was in attendance and stated her vision for the industry as it pertains to protecting the public.
- Office Relocation- the Board office will be moving in the next few months, but staff are unaware at this time when this will be. I will let everyone know when we find out.

Board Chair Comments

Chair Wenk had no comments at this time.

Open Forum- Public Comments

Mr. Keeney from the Professional Learning Institute expressed his concern about Board staff advising people on who would be the appropriate authority for students to file a complaint with regarding a school. The Board reviewed the communications raised by Mr. Keeney and found no error.

Travel and Per Diem

Member Walden made a motion to accept the travel and the per diem of the board, and Member Buchanan seconded. The motion carried.

Meeting Adjournment

As there was no further business to discuss, Member Ogden moved to adjourn at 11:54 a.m. The motion was seconded by Member Buchanan, and the motion carried.

