



## PUBLIC PROTECTION CABINET

**Andy Beshear**  
GOVERNOR

**Jacqueline Coleman**  
LIEUTENANT GOVERNOR

**Kentucky Real Estate Authority**  
**Board of Home Inspectors**  
500 Mero Street, 2NE09  
Frankfort, KY 40601  
Phone: (502) 564-7760

**Ray A. Perry**  
SECRETARY

**DJ Wasson**  
DEPUTY SECRETARY

**June 25, 2024**  
**10:00 A.M. Eastern**

### **BOARD MEETING MINUTES**

#### **MEMBERS PRESENT**

James Chandler  
Paul Ogden  
Joshua Crepps  
Ralph Halcomb  
Mark Hiten

#### **KENTUCKY REAL ESTATE AUTHORITY**

Leah Redden, Board Administrator  
Seth Branson, Procedures Development Specialist  
Tracy Carroll, Executive Director  
Gerald Florence, Deputy Executive Director  
Patrick Riley, General Counsel  
René Rodgers, Staff Attorney III

#### **Call to Order**

Member Chandler called a meeting of the Kentucky Board of Home Inspectors (“Board”) to order at 10:00 a.m. EST. Introductions were made, and guests in attendance were welcomed.

#### **Approval of Minutes**

Member Halcomb made a motion to approve meeting minutes from the May 21, 2024, meeting. Member Ogden seconded the motion. Having all in favor, the motion carried.

#### **KREA Executive Director Comments**

Deputy Executive Director Gerald Florence provided updates regarding KREA. Member Ogden asked questions about the implementation status of HB 403 and the changes that may take place. KREA staff and legal responded to these questions about the current status of HB 403.

#### **Licensure Report**

Ms. Leah Redden reported that the board currently has 543 active licensees and 22 inactive licensees.

### **Financial Report**

Gerald Florence informed the board the Financial report was provided in the board packet for review.

### **Legal Update**

General Counsel Patrick Riley informed the Board there was currently no legal update. Member Ogden asked about regulation changes. General Counsel Riley and Deputy Executive Director Florence provided updates on the status of the regulations previously drafted by KBHI and commented on future efforts to see that these updated regulations are filed accordingly. Mr. Chandler suggested a KBHI work session—including KREA staff and legal, and KBHI board members—over the course of one or two days to review the updated regulations and finalize any comments.

### **Application Committee Report**

Member Chandler made a motion for the approval of the initial applications for D.W., C.V., L.B., S.W., and N.H. The motion was seconded by Member Ogden, and having all in favor, the motion carried.

Member Chandler motioned for approval of the renewals J.A., D.D., M.C., S.B., A.C., R.Z., J.W., R.G., C.H., B.M., W.A., M.S., E.E., A.M., C.L., P.H., G.A., D.S., D.N., B.D., and T.B. The motion was seconded by Member Crepps, having all in favor, the motion carried.

Member Chandler motioned to administratively approve of the renewals of J.G., S.D., and A.W., upon receipt of corrected information. The motion was seconded by Member Hiten, all were in favor, and the motion carried.

### **Education Committee Report**

No Education report.

### **Complaint Committee Report**

No Complaint report.

### **Closed Session**

No closed Session.

### **New Business**

Member Ogden requested further guidance about changing the statute of limitations for liability of home inspectors. General Counsel Riley discussed the prevailing statutes and case law addressing this issue. Public citizen attendee Mr. Bud Wink commented on limited liability issues. Public citizen online participant Mr. Mike Patton also commented on limited liability issues and explained he was told by his insurance agent that the limited liability never ends.

Member Ogden asked why KBHI requires a 2"x2" passport photo for renewals.

Member Ogden requested a status update on the complaint he filed and why it had not been brought before the full board. General Counsel Riley explained that all complaints must go through a review process before they are brought before the Board. Further, General Counsel Riley advised that KREA staff and legal would not discuss the specifics of any complaint submitted by a member of the public before legal review and before the Complaint Screening Committee had an opportunity to review and make recommendations.

Member Chandler reassigned Member Hiten to the application review committee and Member Crepps to the education committee.

### **Public Comments**

Public citizen attendee, Mr. Bud Wink, offered comments about the availability of ID cards and his thoughts on HB 403.

### **Motion to Approve Timesheets**

Member Chandler made a motion to approve travel expenditures and per diem for the June 24, 2024, Kentucky Board of Home Inspectors ARC, for Member Chandler and Member Crepps. Member Ogden seconded. Having all in favor, the motion carried.

Member Ogden made a motion to approve travel expenditures and per diem for the June 25, 2024, Kentucky Board of Home Inspectors full board meeting. Member Hiten seconded the motion. Having all in favor, the motion carried.

### **Meeting Adjournment**

With no further business to discuss, Member Chandler made a motion to adjourn. Member Hiten seconded the motion. Having all in favor, the meeting adjourned.

Pursuant to KRS 324B.060, I, \_\_\_\_\_,

\_\_\_\_\_ Executive Director of the Kentucky Real Estate Authority

(KREA), have reviewed and Approved the expenditures for the meeting

of the Kentucky Board of Home Inspectors (the Board) held on June 25, 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 Board at this meeting related to

individual disciplinary matters, investigations, or applicant reviews. The Board approved the

minutes of its June 25, 2024 meeting, at its meeting held on July 23, 2024.

*Tracy Carroll*