Andy Beshear
GOVERNOR

Jacqueline Coleman
LIEUTENANT GOVERNOR

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SECRETARY

Brian Raley
DEPUTY SECRETARY

Tracy Carroll
DIRECTOR

Kentucky Board of Home Inspectors
Meeting Minutes

DATE: **July 28, 2026**
TIME: **10:30 AM ET/ 9:30 AM CT**

A meeting of the Kentucky Board of Home Inspectors was held on July 28, 2026 at the Mayo-Underwood Building, Frankfort, KY 40601, PPC Conference Room 229 NE and by videoconference via MS Teams.

Members Present

Josh Crepps
Ralph Halcomb
Laura Disney
Kari Cheek

Staff Present

Tracy Carroll
Gerald Florence
Lilly Coiner
Danielle Haddad
Leah Redden
Randy Kloss
Seth Branson
Anna Thornton

Call to Order

Member Crepps called the meeting of the Kentucky Board of Home Inspectors to order at 10:30 AM ET /9:30 AM CT.

Approval of Minutes

Member Disney moved to approve the June 23, 2026 meeting minutes as presented. Member Cheek seconded the motion. Having all in favor, the motion carried.

Division of Real Property Boards Update

Director Tracy Carroll reported that our summer intern continues to perform exceptionally well and is making meaningful contributions to the Board. She also noted that members of the Public Protection Cabinet Finance Department were present to address any questions and provide additional information as needed.

Financial Report

Deputy Executive Director Gerald Florence informed the board that the financial report was provided in the board packet for review. Jason Fedderson from PPC Finance was in attendance to review the KBHI Budget.

Legal Update

General Counsel Lilly Coiner informed the Board that it continues to be a busy summer for staff and thanked PPC Finance Department employees Jason Fedderson and Beverly Dearborn for attending this meeting at the request of the Board. Mr. Fedderson and Ms. Dearborn then presented the KBHI budget and answered questions regarding increase of costs, the increase of the funds sweep to the KREA due to staff services, and the travel per diem. Members Cheek and Crepps questioned whether a decrease in education fees was possible. Gerald Florence stated that a review of statutory and regulator requirements needs to be conducted before adjusting fees. Mr. Florence also stated he would begin gathering data on fees, membership, and costs.

Licensure Report

Leah Redden reported that the board currently has 510 active licensees and 19 inactive licensees.

Education Committee Report

Member Halcomb moved to approve Buffalo Dreams LLC continuing education course and ICA instructors. The motion was seconded by Member Cheek. Having all in favor, the motion carried.

Complaint Committee Report

Member Disney moved to make the following recommendations:

- 26-KBHI-009 – Request Sworn Answer.
- 26-KBHI-010 – Dismissal.
- 26-KBHI-007 – Further Investigation.

- 26-KBHI-008 – Dismissal.

The motion was seconded by Member Halcomb. Having all in favor, the motion carried.

Closed Session

Member Cheek made a motion to enter closed session pursuant to KRS 61.815 and KRS 61.810(1)(c) and (j), with board staff and counsel, to discuss proposed or pending litigation and deliberate on individual adjudications at 11:08 AM ET / 10:08 AM CT including item 12.1 Online Course. The motion was seconded by Member Disney. Having all in favor, the motion carried.

Reconvene in Open Session

Member Crepps made a motion to come back to open session at 11:18 AM ET / 10:18 AM CT. The motion was seconded by Member Disney. Having all in favor, the motion carried.

Approval Per Diem

Member Crepps made a motion to approve the per diem and travel expenses for the July 28, 2026 CRC, ERC, and Main meetings. Member Disney seconded the motion. Having all in favor, the motion carried.

Meeting Adjournment

Member Cheek moved to adjourn the meeting at 11:20 AM ET / 10:20 AM CT. Member Disney seconded the motion. Having all in favor, the meeting adjourned.

Next meeting will be held

August 25, 2026 10:30 AM ET / 9:30 AM CT