

Kentucky Board of Home Inspectors

Board Meeting Minutes

August 12, 2010

A Special Meeting of the Kentucky Board of Home Inspectors was held at Kentucky Dam Village, Gilbertsville, KY on August 12, 2010.

Members Present

Michael Patton, Board Chairman

James R. Bone, Vice Chairman

Mark Schmidt

Mike Powers, DHBC

Kevin Farris

David M. Green

Steve Pennington

Occupations and Professions Staff

Lindsey Lane, Board Administrator

Others

Angela Evans, Office of the Attorney General

Steve Keeney, Professional Learning Institute

Lorri Keeney, Professional Learning Institute

Bud Wenk, KREIA

Call to Order

Mr. Patton called the meeting to order at 9:20am

Approval of Minutes

Minutes of the July 13, 2010 meeting were presented for the Board's review. Mr. Schmidt made a motion to approve the minutes as presented. Motion was seconded by Mr. Bone and carried unanimously.

Financial Statement

The Board reviewed the Financial Statement for month ending July 31, 2010. Mr. Green made a motion to approve the Financial Statement as presented. Mr. Bone seconded that motion and it carried unanimously.

Licensure Report

The Board reviewed the Licensure Report for the month of July. The report showed that there are currently 335 active licensees while 238 either expired or were terminated. The following licenses were issued in the month of July:

- Garth Hooks
- Paul Mosler

Mr. Green made a motion to approve the Boards decisions on the following individuals. Mr. Schmidt seconded the motion and it carried unanimously.

Executive Directors Report

In the absence of Ms. Short, Ms. Lane presented a copy of the draft legislation and a summary of what the Board wanted to accomplish through the new legislation and becoming an independent Board. The Board was asked to review the language and bring any suggestions back to the September meeting where the Public Protection Cabinets legislative liaison Heather Combs will be present to assist the Board with their hopes of becoming an independent board.

Board Chairman's Report

Mr. Patton read an email he received from Heather Combs regarding the draft legislation and what the board needed to be aware of when gathering ideas and proper language to use.

Mr. Patton discussed the need for new officers since his current term has expired. The Board decided to go ahead with nominations and those who were elected would take over their duties in September. The Board made a unanimous decision to nominate J.R. Bone as the new Chairman and Mark Schmidt as Vice Chairman. The actual election will take place at the September meeting.

Board Counsel Report

The Board asked Ms. Evans for follow up of the Romancik case. Ms. Evans explained that the Office of Inspector General has a certain procedure that they follow when handling cases such as these.

New Business

After reviewing a letter from an individual requesting an opinion on whether or not they need a Home Inspector license to perform Property Inspections, the Board decided to seek guidance from the Attorney General's Office. The Board asked Ms. Lane to draft a letter for approval that will be used when situations such as this one arise.

Ms. Lane asked the Board how they wanted to proceed in records retention in the office for Home Inspection Reports that are included in the renewal applications. Ms. Lane explained that the Office of Occupations and Professions has begun scanning information into a database that will hold all information. The Board decided that it was not necessary to keep hard copies of the Inspection reports as long as they could be obtained at a later date by Ms. Lane.

Mr. Green asked the Board to please look into the wording currently listed on the license cards. After further discussion it was decided to continue using the word certifies at the top of the card but to be sure the word licensed is used on the card.

Education

Mr. Powers made a motion that Professional Learning Institutes renewal application for Pre-Licensing be approved following a request to the school for their letter of approval from the Kentucky State Board of Proprietary Education. Mr. Bone seconded that motion.

Mr. Green made a motion to approve the Continuing Education application from Professional Learning Institute. Mr. Powers seconded that motion and it carried.

Mr. Powers made a motion to request more information from the National Association of Home Inspectors regarding their denial of continuing education classes that were reviewed in the July meeting. The Board would like to know how these courses specifically tie into the Standards of Practice and would like to review that material before these courses can be approved. Mr. Green seconded that motion and it carried.

Mr. Powers made a motion to approve the Kentucky Real Estate Inspectors Association's renewal application for Continuing Education once a list of current instructors has been turned in to Ms. Lane. Mr. Farris seconded that motion and it carried.

Mr. Powers made a motion to send a letter to Parker Training Services regarding their application for Pre-Licensing Education requesting they submit a letter to the Board showing proof of their fifty thousand dollar surety bond as well as a breakdown of hours offered at the school and how laboratory and field training hours are taught. Mr. Bone seconded that motion and it carried.

Mr. Green made a motion to approve the renewal application from A-Pass Weikel Institute once a copy of their approval letter from the Kentucky State Board for Proprietary Education has been submitted to the Board. Mr. Farris seconded that motion and it carried.

Complaints

Complaint #2010-007 has been deferred until September in hopes that more information can be obtained.

Travel and Per Diem

Mr. Green made a motion to approve travel and per diem for all three days of the retreat. Mr. Bone seconded that motion and it carried.

Adjournment

Mr. Bone made a motion to adjourn today's meeting until Friday morning at 9:00am. Mr. Farris seconded that motion and it carried.

Meeting adjourned at 2:30pm

Approved By the Board

Lindsey Lane