



Matthew G. Bevin
Governor

K. Gail Russell, Acting Secretary
Public Protection Cabinet

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

Kentucky Real Estate Authority
656 Chamberlin Avenue, Suite B
Frankfort, Kentucky 40601
Telephone: (502) 564-7760
Fax: (502) 564-3969

Authority Boards
Kentucky Real Estate Commission
Kentucky Real Estate Appraisers Board
Kentucky Board of Auctioneers
Kentucky Board of Home Inspectors

Heather L. Becker, General Counsel
Kentucky Real Estate Authority

Special Meeting

KENTUCKY REAL ESTATE COMMISSION
Complaint Committee
MEETING MINUTES
December 10, 2018

This meeting occurred via video teleconference pursuant to KRS 61.826.

Committee Members Present

Commissioner Hayden, via video teleconference
Commissioner Cline, via video teleconference

Committee Members Absent

None

KREA Staff

Heather Becker, General Counsel
Alex Gaddis, Deputy General Counsel
Haley Bradburn, Board Administrator

Guests Present

None

Call to Order and Guest Welcome

A special meeting of the Complaint Committee was called to order by Commissioner Hayden, Chair of the Complaint Committee at 1:30 PM on Monday, December 10, 2018. The meeting occurred via video teleconference pursuant to KRS 61.826 with the main meeting location being the Kentucky Real Estate Authority conference room. The Commissioners were advised that if they could no longer see or hear, the meeting would stop.



Open Forum – Public Comments

No guests were present.

Executive Session Case Deliberations

Commissioner Hayden made a motion for the Committee to enter executive session, pursuant to KRS 61.810, subsection 1 (c) and (j) to discuss proposed or pending litigation and deliberate on individual adjudications in:

- 18-C-72
- 18-C-66
- 15-44
- 15-28
- 17-INF-12
- 16-INF-39
- 15-INF-20
- Informal Complaint (NKY Homes)
- Informal Complaint (Westview Real Estate)
- 17-INF-21
- 17-INF-13
- 18-C-12
- 17-15
- 17-13
- 16-10
- 15-45
- 16-093
- 17-014
- 17-22
- 17-23
- 17-004
- Anonymous Complaint (Oaktown Rentals)
- Anonymous Complaint (Acute Property Management)
- 16-INF-40
- 17-INF-0010
- 17-0027 & 18-C-39
- 17-0016
- Finest Home Buyers
- 17-INF-0015
- 16-INF-0029

Commissioner Cline seconded the motion and the Committee went into executive session discussion.

Reconvene in Open Session

Commissioner Hayden made a motion for the Committee to come out of executive session.
Commissioner Cline seconded the motion, and the Committee came out of executive session.

Committee Recommendations

After returning to open session the Complaint Committee made the following recommendations to report to the full Commission:

- In the matter of 18-C-72, refer for an investigation regarding circumstances of request; defer consideration to January meeting.
- In the matter of 18-C-66, refer for an investigation regarding tendering of offer to seller; defer consideration to January meeting.
- In the matter of 15-44, order the matter to a hearing, seeking revocation; authorize settlement authority (terms of settlement authority to be discussed in full Commission executive session).
- In the matter of 15-28, order the matter to a hearing, seeking revocation; authorize settlement authority (terms of settlement authority to be discussed in full Commission executive session).
- In the matter of 17-INF-12, dismiss/take no action, scan file to DPL and send case closing letter.
- In the matter of 16-INF-39, dismiss/take no action, scan file to DPL and send case closing letter.
- In the matter of 15-INF-20, dismiss/take no action, scan file to DPL and send case closing letter.
- In the matter of NKY Homes, Commissioner Hayden recuses himself. Order the matter to a hearing, seeking revocation; authorize settlement authority (terms of settlement authority to be discussed in full Commission executive session).
- In the matter of Westview Real Estate, dismiss/take no action, scan file into DPL and send case closing letter.
- In the matter of 17-INF-21, dismiss/take no action, scan file into DPL and send case closing letter.
- In the matter of 17-INF-13, respond to letter clarifying dismissal and concerns. Take no further action.
- In the matter of 18-C-12, Commissioner Hayden recuses himself. Order the matter to a hearing, seeking revocation; authorize settlement authority (terms of settlement authority to be discussed in full Commission executive session).
- In the matter of 17-15, order further investigation.
- In the matter of 17-13, conduct a litigation check; send caution letter to agent and broker.

- In the matter of 16-10, order the matter to a hearing, seeking revocation; authorize settlement authority (terms of settlement authority to be discussed in full Commission executive session).
- In the matter of 15-45, dismiss.
- In the matter of 16-93, defer to January for review.
- In the matter of 17-14, order the matter to a hearing, seeking revocation; authorize settlement authority (terms of settlement authority to be discussed in full Commission executive session).
- In the matter of 17-22, dismiss.
- In the matter of 17-23, dismiss.
- In the matter of 17-04, dismiss.
- In the matter of Oaktown Rentals, dismiss/take no action, scan file into DPL and send case closing letter.
- In the matter of Acute Property Management, dismiss/take no action, scan file into DPL and send case closing letter.
- In the matter of 16-INF-40, order the matter to a hearing, seeking revocation; authorize settlement authority (terms of settlement authority to be discussed in full Commission executive session).
- In the matter of 17-INF-10, dismiss/take no action, scan file into DPL and send case closing letter.
- In the matter of 17-27 & 18-C-39, dismiss/take no action, scan file into DPL and send case closing letter.
- In the matter of 17-16, dismiss/take no action, scan file into DPL and send case closing letter.
- In the matter of Finest Home Buyers, dismiss/ take no action, scan file into DPL and send case closing letter.
- In the matter of 17-INF-15, dismiss/ take no action, scan file into DPL and send case closing letter.
- In the matter of 16-INF-29, dismiss/ take no action, scan file into DPL and send case closing letter.

Meeting Adjournment

Commissioner Hayden made a motion to adjourn the meeting of the Complaint Committee. Commissioner Cline seconded the motion and the meeting was adjourned at 5:57 PM.

Next Committee Meeting

The next regular meeting of the Kentucky Real Estate Commission's Complaint Committee will be held January 17, 2018 at 9:00 AM at the Kentucky Real Estate Authority, 656 Chamberlin Avenue, Suite B, Frankfort, Kentucky 40601.