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Kentucky Real Estate Authority

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VOTING COMMISSIONERS
Lois Ann Disponett, Chair
Billy Joe Beckham, Smiths Grove
Shirley W. Wiseman, Lexington
Steve K. Cline, Bowling Green

KENTUCKY REAL ESTATE COMMISSION
Special
MEETING MINUTES
November 21, 2019

Commission Members Present

Commissioner Chair, Lois Ann Disponett
Commissioner Steve Cline
Commissioner Shirley Wiseman
Commissioner Billy Beckham

KREA Staff

Marc Manley, Acting General Counsel
H.E. Corder II, Executive Director
Maryellen Mullikin, Administrative
Coordinator, Licensing
Hannah Carlin, Education Coordinator

Shannon Buzard, Board Administrator/
Executive Admin Secretary
Chaz English, Executive Advisor
Michael Spann, Investigator

Guests Present

Richard Wilson, KYR
Lisa Stephenson, GLAR
Janis Wilson, NKAR
Sue R Collins, NKAR
Rene Rogers, C. Rene Rogers, PLLC
Joyce Sterling, 2 My Classes, LLC
Neil Statz, 2 My Classes
Sumei Zhang, U of L
Rhyana Welch, 2 My Classes
Jessica Greathouse, New Applicant

William Brewer, New Applicant
Paul Ogden, Re/Max
Mike Parker, HUFF
Greg Chase, NKAR
SAID GHEZAZ, WKU
Aretha Sanford, HBAR
Rhonda Richardson, Homeservices of KY,
Inc./HUFF
Cindy Rice Grissom, RICE Insurance

Call to Order and Guest Welcome

The Kentucky Real Estate Commission meeting was called to order by Commission Chair, Lois Ann Disponett, at 1:00 p.m. on November 21, 2019. Roll call was taken and a quorum was present. Guests in attendance were welcomed and introductions of guests, staff, and commissioners were made.



Approval of Meeting Minutes

There were no meeting minutes for approval at this meeting.

Education and Licensing Reports

November 2019 Continuing Education Courses were reviewed and recommended for approval by Hannah Carlin. Commissioner Wiseman made a motion to approve the “attached list of courses.” Commissioner Beckham seconded the motion. Having all in favor, motion carried.

November 2019 Instructor Approvals were reviewed and recommended for approval by Hannah Carlin. Commissioner Beckham made a motion to approve the “attached list of instructors.” Commissioner Cline seconded the motion. Having all in favor, motion carried.

Ms. Carlin presented to the Commission a PLE extension request for review. Commissioner Wiseman motioned to allow a 30 day extension. Commissioner Cline seconded motion. Having all in favor, motion carried.

Ms. Carlin presented to the Commission a reciprocal law course for review. Commissioner Cline motioned to approve the course. Commissioner Wiseman seconded motion. Having all in favor, motion carried.

Ms. Carlin presented “the attached” November 2019 education and licensing statistics.

Real Estate Authority Director Comments

Director Corder thanked the Commission, staff and all in attendance for cooperation, support and hard work with all the new Commission processes, legislative initiatives and successful move to new location. Commissioner Disponett also thanked Director Corder for his hard work and accomplishments working at the Kentucky Real Estate Commission.

Executive Session Legal Matters and Case Deliberations

Commissioner Wiseman made a motion to enter executive session, pursuant to KRS 61.810(1)(c) and (j), and KRS 61.815 to discuss proposed or pending litigation and deliberate on individual adjudications and to discuss:

New Applicant Review for:

- Jessica Greathouse
- William Brewer

Commissioner Cline seconded the motion and the Commission entered into closed session discussion.

Reconvene in Open Session

Commissioner Wiseman made a motion to reconvene in open session. Commissioner Cline seconded the motion and it carried.

Committee Reports

The Applicant Review Committee recommended licensure of the following applicants to the full Commission:

- Jessica Greathouse
- William Brewer

Commissioner Beckham made a motion to approve the new applicant, Jessica Greathouse subject to probationary terms for one year. Commissioner Wiseman seconded the motion. 3

Commissioners voted in favor, Commissioner Cline voted against. The motion carried.

Commissioner Wiseman made a motion to approve the new applicant, William Brewer subject to probationary terms for one year. Commissioner Beckham seconded the motion. 3 Commissioners voted in favor, Commissioner Cline voted against. The motion carried.

The Complaint Committee reported the following recommendations to the full Commission:

In the matter of case number

- 18-C-37 & 18-C-47, Disciplinary action, counsel authorized to settle
- 16-0037, Disciplinary action for sales associate, counsel authorized to settle; dismiss for broker
- 16-0077, Disciplinary action, counsel authorized to settle
- 19-C-0036, Disciplinary action, counsel authorized to settle
- 18-C-067, Deny motion for abeyance, discipline action, counsel authorized to settle
- 19-C-007, Disciplinary action, counsel authorized to settle
- 16-INF-0021, Dismiss
- 18-C-055, Disciplinary action for sales associate, counsel authorized to settle; dismiss for broker
- 18-C-061, Disciplinary action, counsel authorized to settle
- 16-0010, Counter offer of disciplinary action
- 18-C-065, Disciplinary action, counsel authorized to settle
- 19-C-061, Disciplinary action, counsel authorized to settle
- 18-C-043, Disciplinary action, counsel authorized to settle
- 18-C-059, Disciplinary action, counsel authorized to settle
- 18-C-060, Dismiss
- 18-C-031, Dismiss
- 18-C-044, Dismiss
- 19-C-040, Disciplinary action, counsel authorized to settle
- 19-C-052, Dismiss
- 19-C-059, Dismiss
- 17-INF-004, Dismiss
- Quinn, Dismiss with caution
- 19-C-020 & 19-C-021, Dismiss, complaint withdrawal
- 17-024, Dismiss
- 19-C-043, Motion to come out of Abeyance granted
- 18-C-049, Motion to dismiss denied, held in Abeyance
- 18-C-035, Motion to come out of Abeyance granted

Commissioner Beckham made a motion to accept the committee recommendations. Commissioner Wiseman seconded the motion. Having all in favor, the motion carried.

The Education Review Committee had no reports for this meeting.

Legal Summary and Review

Acting General Counsel Manley presented to the Commission 3 emails relating to a principle broker, property management, and incentives. The Commission in agreement with Counsel Manley gave recommendations for a response to the emails and no further action was given by the Commission.

Counsel Manley offered the Commission interpretation and clarification of KRS 324.085, regarding CE and PLE having more hours. No further action was given by the Commission.

During previous public comments, Acting General Counsel Manley gave a regulation review update. Counsel Manley state that all public comments were presented to the Review Committee November 12, 2019. The Committee will have 90 days to make a decision from December 16, 2019.

Acting General Counsel Manley stated progress has been with the complaints.

New Business

No further business or action was given by the Commission relating to testing issues. The Commission reviewed Counsel Manley's draft reciprocity agreement with Ohio and authorized Manley to share the draft with Ohio.

Real Estate Course grant application presentations were given to the Commission by Sumei Zhang of University of Louisville and Said Ghezal of Western KY University. The Commission will review the grant requests and vote during the next December Commission meeting.

The next meeting dates for the Education Review, Applicant Review and Complaint Review Committees are to be determined.

The Commission reviewed and determined meeting dates for the KREC 2020 calendar to be announced on the main website.

Open Forum - Public Comments

The public audience in attendance participated with brief comments, questions, and suggestions with topics relating to the regulation review, testing, and ERP processes.

Cindy Rice Grissom with RICE Insurance questioned the Commission regarding their contract with the Commission. Counsel Manley said it has been forwarded to the Finance Department.

A question was raised regarding a possible conflict with Realtor association ethics in the proposed Professional Standards regulation.

A question was raised regarding the progress on the releases with the online system. Ms.

Mullikin stated the issue is still be worked on, however Director Corder stated there will be a 5 day freeze for release transactions.

There was a request that statute violations be listed with the complaints. Counsel Manley stated he would look into if that is possible as the violations vary or can change during the process.

Approval of Travel & Per Diem

Commissioner Beckham to approve travel and per diem for regular and special meeting dates of the month of November 2019. Commissioner Cline seconded the motion. With all in favor, motion carried.

Next Committee Meeting

The next regular meeting of the Kentucky Real Estate Commission is scheduled on December 19, 2019 for 1:00 pm with meeting location to be held at the new Mayo-Underwood location.

Meeting Adjournment

Commissioner Beckham made a motion to adjourn meeting with Commissioner Cline seconding motion. All in favor, the meeting adjourned at 3:40 pm.

1. 2019 Continuing Education Courses

2 My Classes LLC

Course Name- Course Number	Instructors	CE Hours
Kentucky Core Course (18401)	Joyce Bea Sterling	6 law (Core)

2. 2019 Pre-License Education Courses

Kentucky Realtor Institute

Course Name- Course Number	Instructors	Pre-License Hours
Brokerage Management (22637)	Art Reed	48 hours

3. 2019 Post-License Education Courses

Huff Realty

Course Name- Course Number	Instructors	PLE Hours
Condominium and Homeowner Associations (22930)	Amy Ferguson	2 elective

1. 2019 Instructor Approvals

Instructor	Provider Name	Courses
Stuart Raney	Lexington Bluegrass Association of Realtors	<ul style="list-style-type: none">• Managing Online Transactions with DotLoop• Using RPR to Better Serve Buyers and Sellers with Data and Analytics

1. PSI Testing Statistics

October 2019

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Recognition-Broker	1	25.00	3	75.00	4
License Recognition-Salesperson	27	67.50	13	32.50	40
Broker- National	13	86.67	2	13.33	15
Broker- State	10	66.67	5	33.33	15
Salesperson- National	120	62.83	71	37.17	191
Salesperson- State	120	60.30	79	39.70	199
TOTAL	291	62.72	173	37.28	464

2019 (January-October)

Type of Exam	Passed	% Passed	Failed	% Failed	Total Exams
License Recognition-Broker	43	55.13	35	44.87	78
License Recognition-Salesperson	208	64.60	114	35.40	322
Broker- National	82	60.74	53	39.26	135
Broker- State	83	62.41	50	37.59	133
Salesperson- National	1,094	57.58	806	42.42	1,900
Salesperson- State	1,100	52.94	978	47.06	2,078
TOTAL	2,610	56.18	2,036	43.82	4,646

2. Licensing Statistics

As of

Type	Active	Inactive	TOTAL
Sales Associate	11,127	6,417	17,544
Broker	4,021	900	4,921
TOTAL	15,148	7,317	22,465

New Licenses Issued in 2019 (by month)

Month	Sales Associate	Broker	Total
January	92	11	103
February	118	12	130
March	137	22	159
April	144	14	158
May	161	18	179
June	117	9	126
July	136	12	148
August	127	4	131
September	106	6	112
October	127	7	134
November			
December			
TOTAL	1,265	115	1,380