



Andy Beshear
Governor

Jacqueline Coleman
Lieutenant Governor

PUBLIC PROTECTION CABINET
Kentucky Real Estate Authority
Kentucky Real Estate Commission
500 Mero Street, 2NE09
Frankfort, KY 40601
Phone: (502) 564-7760

Ray A. Perry
Secretary
DJ Wasson
Deputy Secretary

KENTUCKY REAL ESTATE COMMISSION
Kentucky Real Estate Commission Meeting

MEETING MINUTES

December 19, 2024

9:00 a.m.

Mayo-Underwood Building, 500 Mero Street
1st Floor, Conference Hearing Room 133
Frankfort, Kentucky 40601

This meeting occurred via Microsoft Teams video teleconference, pursuant to KRS 61.826

A meeting of the Kentucky Real Estate Commission (“KREC” or “The Commission”) was held on December 19, 2024, at the Mayo-Underwood Building, Frankfort, KY 40601, 1st Floor, Hearing Room 133, and by videoconference via MS Teams.

Commissioners Present

Chairperson & Commissioner Larry Disney
Commissioner Jennifer Brown Day
Commissioner Denise Hamilton

Commissioner Anne West Butler
Commissioner Anthony Sickles

Commission Commissioners Not Present

Commissioner Raquel Carter

KREA Staff

Tracy Carroll, Executive Director
Gerald Florence, Deputy Executive Director
Patrick Riley, General Counsel
Seth Branson, Procedures Development
Specialist I
Randy Kloss, KREA Investigator

Tim Nehring, KREA Investigator
Angie Reynolds, Administrative Specialist
Senior
Dréa Helton, Paralegal
Elizabeth Johnson, Administrative Specialist

Call to Order

The Kentucky Real Estate Commission meeting was called to order by Chairperson Disney at 9:02 a.m. EST on **December 19, 2024**. Roll call was taken, and a quorum was present. Guests were welcomed and an introduction to staff and Commissioners were made.

Approval of Minutes

Commissioner Hamilton moved to approve the **KREC November 14, 2024**, Meeting Minutes, as presented. Commissioner Butler seconded the motion. Having all in favor, the motion carried.

Commissioner Sickles moved to approve the **KREC October 17, 2024 - Revised** Meeting Minutes, as presented. Commissioner Hamilton seconded the motion. Having all in favor, the motion carried.

KREA Update

Executive Director Tracy Carroll thanked everyone for their time and attendance and wished everyone a happy holiday.

Financial Report

At this time, Deputy Executive Director, Gerald Florence reviewed the current budget with the Commissioners and those in attendance. He presented the following:

Real Estate Commission					
58-677-677A-677E-JEE0-13N8					
		FY23 Actual	FY24 Actual	FY25 Operating Budget 7/2024	FY25 YTD 12/2/24
Source of Funds					
Restricted Funds					
	Balance Forward	1,826,814.29	1,565,978.02	2,822,100.00	2,822,101.48
R382	License Examination Fee		60.00		
R383	Initial License Fee	99,302.00	91,370.00	100,000.00	30,950.00
R384	Renewal License Fee	7,380.00	1,199,170.00	25,000.00	7,404.00
R385	Reinstatement License Fee	27,290.00	16,960.00	40,000.00	4,531.00
R386	Other Fees Related To Licenses	54,420.00	64,019.00	60,000.00	17,227.00
R404	General Fees From Public	37,035.00	174,095.00	50,000.00	16,460.00
R701	Fines	189,150.00	355,000.00	150,000.00	33,200.00
R839	Other Deposits	180.00	51.68		
	Total Revenue	414,757.00	1,900,725.68	425,000.00	109,772.00
	<i>Cash to Real Estate Authority</i>	<i>(817,000.00)</i>	<i>(817,000.00)</i>	<i>(1,415,000.00)</i>	<i>(707,400.00)</i>
	Total Balance Forward + Revenue - Cas	1,424,571.29	2,649,703.70	1,832,100.00	2,224,473.48
Expenses					
E114	Per Diem (Boards & Comm)	34,200.00	29,100.00	34,200.00	15,900.00
E121	Employers FICA	2,616.30	2,226.15	2,600.00	1,216.35
	Total Per Diem and Fringe Benefits	36,816.30	31,326.15	36,800.00	17,116.35
	Other Personnel Costs	(186,094.64)	(204,204.50)	62,800.00	(48,590.00)
	Total Personnel Costs	(149,278.34)	(172,878.35)	99,600.00	(31,473.65)
	Total Operating Costs	7,871.61	480.57	21,800.00	429.13
	Total Expenditures	(141,406.73)	(172,397.78)	121,400.00	(31,044.52)
	Total Revenue + Balance Forward minus Total Expenditures	1,565,978.02	2,822,101.48	1,710,700.00	2,255,518.00
Notes:					
** Total allotment (spending authority) for FY25 is \$121,400.					
** Approximate salary and fringe of employees assigned to KREC - \$409,068.22.					
** Approximate salary and fringe of administrative employees assigned to Real Estate Authority - \$1,096,849.72.					
** Operating Costs include travel.					

Real Estate Commission Educ Res & Recovery					
58-677-677A-677E-JEF0-13N5					
		FY23 Actual	FY24 Actual	FY25 Operating Budget 7/2024	FY25 YTD 12/2/24
	Source of Funds				
	Restricted Funds				
	Balance Forward	4,393,603.76	4,518,154.61	5,962,200.00	5,962,175.05
R382	License Examination Fee				120.00
R383	Initial License Fee	95,950.00	84,970.00	70,000.00	28,670.00
R384	Renewal License Fee	7,500.00	1,204,080.00	10,000.00	7,320.00
R385	Reinstatement License Fee	(370.00)	(40.00)		
R386	Other Fees Related To Licenses	(20.00)	(455.00)		
R404	General Fees from Public		(40.00)		
R701	Fines	1,000.00	(3,000.00)		
R771	Interest Income	74,962.41	246,132.19	185,000.00	116,350.49
	Total Revenue	179,022.41	1,531,647.19	265,000.00	152,460.49
	<i>Cash to Real Estate Authority</i>	-	-	-	-
	Total Balance Forward + Revenue - Cas	4,572,626.17	6,049,801.80	6,227,200.00	6,114,635.54
	Expenses				
E114	Per Diem (Boards & Comm)	-	-	-	-
E121	Employers FICA	-	-	-	-
	Total Per Diem and Fringe Benefits	-	-	-	-
	Other Personnel Costs	7,000.00		10,000.00	
	Total Personnel Costs	7,000.00	-	10,000.00	-
	Total Operating Costs	47,471.56	87,626.75	50,000.00	7,935.64
	Total Expenditures	54,471.56	87,626.75	60,000.00	7,935.64
	Total Revenue + Balance Forward minus Total Expenditures	4,518,154.61	5,962,175.05	6,167,200.00	6,106,699.90
	Notes:				
	** Total allotment (spending authority) for FY25 is \$60,000.				

Deputy Executive Director Florence presented a 2025 Staff Organization chart for review by the Commissioners. Deputy Executive Director Florence also introduced new staff, including new KREA Investigator Tim Nehring. Commissioner Sickles requested an updated list of staff job responsibilities of KREC staff for the January 2025 KREC meeting.

Education and Licensing Report

Deputy Executive Director Florence, presented to the Commission the following licensing and

education statistics:

1. PSI Testing Statistics

PSI Report For the Period of 011/01/2024- 11/30/2024		
KY Broker	KY Real Estate Broker - State	KY Real Estate Broker - National
First time Passes:	2 (33.33 %)	5 (83.33 %)
First time Fails:	4 (66.67 %)	1 (16.67 %)
Repeat Passes:	3 (50.0 %)	2 (100.0 %)
Repeat Fails:	3 (50.0 %)	0 (0.0 %)
Total	12	8
KY License Reciprocity Broker	KY License Reciprocity Broker - State	
First time Passes:	2 (50.0 %)	
First time Fails:	2 (50.0 %)	
Repeat Passes:	1 (100.0 %)	
Repeat Fails:	0 (0.0 %)	
Total	5	
KY License Reciprocity Salesperson	KY License Reciprocity Salesperson - State	
First time Passes:	2 (25.0 %)	
First time Fails:	6 (75.0 %)	
Repeat Passes:	4 (44.44 %)	
Repeat Fails:	5 (55.56 %)	
Total	17	
KY Sales Associate	KY Real Estate Sales Associate - State	KY Real Estate Sales Associate - National
First time Passes:	46 (55.42 %)	59 (71.08 %)
First time Fails:	37 (44.58 %)	24 (28.92 %)
Repeat Passes:	41 (47.13 %)	35 (43.21 %)
Repeat Fails:	46 (52.87 %)	46 (56.79 %)
Total	170	164

Procedures Development Specialist I, Seth Branson, reported the following educational and

instructors requests;

1) Instructors

- a) Emily Dennis

2) Courses

a) Continuing Education & Post-Licensing Education Courses

i. 2 My Classes

Kentucky Core Course
Instructor(s): Joyce Sterling
Core Hours: 6

ii. KREC Licensee Compliance

Instructor(s): Joyce Sterling
CE Law: 3
PLE Hours: 3 Licensee Compliance

iii. Colibri

Foundations of Buyer Agency Excellence
Instructor(s): Robert Fleck
CE Hours: 3

iv. Advanced Buyer Agency Strategies and Negotiations

Instructor(s): Robert Fleck
CE Hours: 3

v. Greater Louisville Association of REALTORS

Disclosures: Required, Allowed & Prohibited
Instructor(s): Dennis Stilger
CE Law: 6
PLE Hours: 3 Agency, 3 Disclosure

vi. Fair Housing

Instructor(s): Dennis Stilger
CE Law: 3
PLE Hours: 3 Fair Housing

vii. Fraud Law & Sellers Disclosure

Instructor(s): Dennis Stilger
CE Law: 3
PLE Hours: 3 Disclosure

viii. KHC Financing

Instructor(s): Kay Smith, Melissa Johnson, Krista McIver
CE Hours: 3
PLE Hours: 3 Finance

ix. Landlord Tenant Law

Instructor(s): Dennis Stilger
CE Law: 3
PLE Hours: 3 Electives

x. 1031 Exchanges

Instructor(s): Jennifer Fields, Harry Borders
CE Law: 3
PLE Hours: 3 Finance

xi. Advertising Law & Ethics

Instructor(s): Dennis Stilger
CE Law: 3
PLE Hurs: 3 Advertising

xii. Agency Law and Disclosure

Instructor(s): Dennis Stilger
CE Law: 3
PLE Hours: Agency

xiii. Bullet Proofing the Real Estate Closing

Instructor(s): Harry Border, Jennifer Fields
CE Law: 3
PLE Hours: 3 Electives

xiv. Closing Day Success

Instructor(s): Mike Kemp
CE Law: 3
PLE Hours: 3 Electives

xv. Condo and HOA Disclosures

Instructor(s): Dennis Stilger
CE Law: 3
PLE Hours: 3 Disclosure

xvi. Contract Law & Theory

Instructor(s): Dennis Stilger
CE Law: 3
PLE Hours: 3 Contracts

- xvii. Death, Divorce and Taxes**
Instructor(s): Harry Borders, Jenny Fields
CE Law: 3
PLE Hours: 3 Electives
- xviii. Ethics: Cases and Scenarios**
Instructor(s): Mike Kemp
CE Hours: 3
PLE Hours: 3 Electives,
- xix. Ethics Here and Now**
Instructor(s): Kathy McGann Pfeffer
CE Hours: 3
PLE Hours: 3 Electives
- xx. Fair Housing**
Instructor(s): Dennis Stilger
CE Law: 3
PLE Hours: 3 Fair Housing
- xxi. Fraud Law & Sellers Disclosure**
Instructor(s): Dennis Stilger
CE Law: 3
PLE Hours: 3 Disclosure
- xxii. KREC License Compliance**
Instructor(s): Dennis Stilger, Jennifer Fields, Kathy McGann-Pfeffer
CE Law: 3
PLE Hours: 3 License Compliance
- xxiii. Legal Boot Camp**
Instructor(s): Harry Borders, Jennifer Fields
CE Law: 6
PLE Hours: 3 Contracts, 3 Disclosure
- xxiv. Listing and Sales Contract**
Instructor(s): Dennis Stilger
CE Law: 3
PLE Hours: 3 Contracts
- xxv. Mediation, Arbitration, Litigation-What's the Difference?**
Instructor(s): Dennis Stilger
CE Law: 3
PLE Hours: 1 Electives, 2 Risk Management

- xxvi. Mind Your Business**
Instructor(s): Matt Bearden, Cora Henderson, Jessica Wemes
CE Law: 3
PLE Hours: 3 Electives
- xxvii. Mortgage Pitfalls**
Instructor(s): Jeff Ratanapool
Broker Electives: 3
CE Hours: 3
PLE Hours: 3 Finance
- xxviii. Presenting Multiple Offers and Agency Forms**
Instructor(s): Harry Borders, Jenny Fields
CE Law: 3
PLE Hours: 3 Contracts
- xxix. Property Management for Real Estate Licensees**
Instructor(s): Dennis Stilger
CE Law: 3
PLE Hours: 3 Electives
- xxx. Real Property Title in Estate or Trust**
Instructor(s): Matt Bearden, Cora Henderson, Jessica Wemes
CE Law: 3
PLE Hours: 1 Electives, 2 Risk Management
- xxxi. Residential Measuring with ANSI**
Instructor(s): Kathy McGann Pfeffer
CE Law: 3
PLE Hours: Electives
- xxxii. Sales Contracts**
Instructor(s): Harry borders, Jenny Fields
CE law: 3
PLE Hours: 3 Contracts
- xxxiii. SD & Procuring Cause**
Instructor(s): Harry Borders, Jenny Fields
CE Law: 3
PLE Hours: 3 Disclosure
- xxxiv. Survey Says**
Instructor(s): Matt Bearden, Cora Henderson, Jessica Wemes

CE Law: 3
PLE Hours: 3 Electives

xxxv. The KREC Top 10 List

Instructor(s): Harry Borders, Jenny Fields
CE Law: 3
PLE Hours: 1 Elective, 2 Risk management

xxxvi. The Tell-All on Title Insurance

Instructor(s): Matt Bearden, Cora Henderson, Jessica Wemes
CE Law: 3
PLE Hours: 3 Electives

xxxvii. Understanding the GLAR Sales Contract

Instructor(s): Mike Kemp
CE Law: 3
PLE Hours: 3 Contracts

xxxviii. Using RPR

Instructor(s): Adam Rowe
CE Hours: 3
PLE Hours: 3 Technology & Data Security

xxxix. Writing Problem Free Contacts

Instructor(s): Matt Bearden, Cora Henderson, Jessica Wemes
CE Law: 3
PLE Hours: 3 Contacts

xl. McKissock

Advanced Buyer Agency Strategies and Negotiations
Instructor(s): Robert Fleck
CE Hours: 3

xli. Foundations of Buyer Agency Excellence

Instructor(s): Robert Fleck
CE Hours: 3

xlii. Kentucky Real Estate College Finance

Instructor(s): Ken Perry, Kent Gray, Dominic Rossi
CE Law: 3
PLE Hours: 3 Finance

xliii. Forms of Ownership

Instructor(s): Ken Perry, Kent Gray, Dominic Rossi

CE Law: 2
PLE Hours: 2 Electives

- xliv. Leasing & Property Management**
Instructor(s): Ken Perry, Kent Gray, Dominic Rossi
CE Hours: 3
PLE Hours: 3 Electives
- xlv. Practical Tips: Selling & Closing**
Instructor(s): Ken Perry, Kent Gray, Domonic Rossi
CE Hours: 3
PLE Hours: 3 Electives
- xlvi. Property Rights**
Instructor(s): Ken Perry, Kent Gray, Domonic Rossi
CE Hours: 3
PLE Hours: 3 Electives
- xlvii. Real Estate Auctions & Market Analysis**
Instructor(s): Ken Perry, Kent Gray, Dominic Rossi
CE Hours: 3
PLE Hours: 3 Electives
- xlviii. Risk Management**
Instructor(s): Ken Perry, Kent Gray, Dominic Rossi
CE Law: 2
PLE Hours: 2 Risk Management
- xlix. Advertising**
Instructor(s): Ken Perry, Kent Gray, Dominic Rossi
CE Hours: 3
PLE Hours: Advertising
- i. Agency in Real Estate**
Instructor(s): Ken Perry, Kent Gray, Dominic Rossi
CE Law: 6
PLE Hours: Agency
- ii. Disclosures**
Instructor(s): Ken Perry, Kent Gray, Dominic Rossi
CE Law: 3
PLE Hours: 3 Disclosure
- iii. Fair Housing & Public Protection**

Instructor(s): Ken Perry, Kent Gray, Dominic Rossi
CE Law: 3
PLE Hours: 3 Fair Housing

liii. Federal Antitrust Law & Real Estate Appraisal
Instructor(s): Ken Perry, Kent Gray, Dominic Rossi
CE Law: 3
PLE Hours: 3 Electives

liv. Investing in Commercial Real Estate
Instructor(s): Ken Perry, Kent Gray
CE Hours: 3
PLE Hours: 3 Electives

lv. KREC Commission License Compliance
Instructor(s): Ken Perry, Kent Gray, Dominic Rossi
CE Law: 3
PLE Hours: 3 Licensee Compliance

lvi. Kentucky Core Course
Instructor(s): Ken Perry, Kent Gray, Dominic Rossi
Core Hours: 6

lvii. Legal Descriptions & Land Use
Instructor(s): Ken Perry, Kent Gray
CE Hours: 3
PLE Hours: 3 Electives

lviii. Technology & Data Security
Instructor(s): Ken Perry, Kent Gray, Dominic Rossi
CE Hours: 3
PLE Hours: 3

lix. Technology & Data Security Contracts
Instructor(s): Ken Perry, Kent Gray, Dominic Rossi
CE Law: 6
PLE Hours: 6 Contracts

lx. Investing in Real Estate
Instructor(s): Ken Perry, Kent Gray, Dominic Rossi
CE Hours: 3
PLE Hours: 3 Electives

lxi. Kaplan

2025-2027 Association Ethics
Instructor(s): Ted Highland
CE Hours: 3
PLE Hours: 3 Licensee Compliance

lxii. The CE Shop

Check You Bias and Fair Housing Practices
Instructor(s): Susan “Jill” Malloy, Amy Adams
Broker Electives: 3
CE Hours: 3

3) Pre-Licensing Courses

i. Colibri

Kentucky Real Estate Principles
Instructor(s): Linda Leavitt
Pre-Licensing Hours: 96

ii. Kentucky Real Estate College

Pre-License: Principles and Practice
Instructor(s): Ken Perry, Kent Gray, Dominic Rossi
Pre-Licensing Hours: 96

iii. Brokerage: Appraisal & Finance

Instructor(s): Ken Perry
Broker Curriculum: 48 Hours

iv. Brokerage Law

Instructor(s): Ken perry
Broker Curriculum: 48 Hours

v. Brokerage Management

Instructor(s): Ken Perry
Broker Curriculum

vi. Kentucky Reciprocal License Law Course

Instructor(s): Ken Perry, Kent Gray, Dominic Rossi
Pre-License Hours: 40

vii. Brokerage: KY Law & Investment

Instructor(s): Ken Perry
Broker Curriculum: 48 Hours

Commissioner Butler made a motion to approve the education applications as presented by Mr.

Branson. Commissioner Hamilton seconded the motion. Commissioner Disney abstained from the discussion and the vote. Remaining all in favor, motion carried.

Legal update

General Counsel Patrick Riley thanked everyone for their attendance and wished everyone a happy holiday. He thanked staff and the Commission for their dedication and looked forward to the New Year.

Application Committee Report

The December 17, 2024, ARC meeting had been canceled. However, In Re: M.B. was on the agenda to be considered in closed session by the full KREC.

Complaint Committee Report

Commissioner Hamilton presented the following recommendations of the CSC meeting:

1. 19-C-101 – Recommend to the full board for dismissal.
2. 19-C-105 – Recommend to the full board for dismissal and notate the file of the former licensee with the complaint.
3. 22-C-011 – Recommend to the full board for further investigation.
4. In Re: T.R. – No action taken.
5. In Re: W.F.H. – No action taken.
6. 22-C-048 – Recommend to the full board for dismissal.
7. 22-C-050 – Recommend to the full board for further investigation.
8. 22-C-054 – Recommend to the full board for dismissal.
9. 24-C-005 – Recommend to the full board to for further investigation.
10. 24-C-008 – Recommend to the full board for further investigation.
11. 23-C-025 – Recommend to the full board to treat 23-C-025 & 23-C-026 as companion matters and recommend for further investigation.
12. 23-C-026 – Recommend to the full board to treat 23-C-025 & 23-C-026 as companion matters and recommend for further investigation.
13. 23-C-045 – Recommend to the full board to allow the Complainants to amend their Complaint and substitute the correct Respondent in their Complaint.
14. 19-C-077 – Recommend to the full board to amend the July 2024 KREC Meeting Minutes to reflect that this matter was recommended for dismissal and notation of the Respondent’s file of the complaint; and therefore dismiss and notate the Respondent’s file.

Closed Session

Commissioner Sickles 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 as documented above and in the application matter of In Re: M.B. at 9:22 a.m. EST. The motion was seconded by Commissioner Hamilton. Having all in favor, the motion carried.

Reconvene in Open Session

Commissioner Sickles made a motion to come back to open session at 10:20 a.m. EST. The motion was seconded by Commissioner Hamilton. Having all in favor, the motion carried.

Commissioner Sickles made a motion for further investigation regarding the application request of M.B., as presented in Closed Session. Commissioner Hamilton seconded the motion. Having all in favor, the motion carried

Complaint Committee Report

Commissioner Hamilton moved to adopt the Complaint Screening Committee Report full recommendations as presented to the Board and recited in the recommendations as listed above in these minutes. Commissioner Sickles seconded the motion. Having all in favor, motion carried

Deputy Executive Director Florence introduced Investigator Tim Nehring, KREA's newest hire to the Commission.

New Business

1. Commission Priorities for 2025 – Staffing and Organization

Chairperson Disney stated that, in accordance with KRS 324.281 (previously under the omnibus HB 403b), which outlines the expectations for the Commission and its Chairperson, he must submit a written report to the Secretary of the Cabinet, Ray Perry, identifying needs and, if required, recommending additional personnel for the Agency. Chairperson Disney expressed his gratitude to Commissioners Day and Carter for their assistance with this report, highlighting the KREC Commission's accomplishments for 2024 and priorities for 2025.

At this time, Chairperson Disney thanked the Commissioners, as well as the KREA Administration and staff, for their dedication and service, making this one of KREC's more successful years in terms of education advancement, expedited handling of complaints, application processes, and positive public interactions. Chairperson Disney stated that it was his hope and mission to help the profession.

Deputy Executive Director Florence mentioned that he and Executive Director Tracy Carroll are reevaluating the efficiency of systems and processes, staffing, and Board support on a daily basis.

Starting January 11, 2025, renewals will begin. All staff, including Administration, will assist with telephones and reinstating licensees.

Commissioner Butler inquired about the possibility of reinstating the KREC newsletter. Executive Director Carroll stated that there had been some discussion regarding this matter, and it will be addressed in the future.

Commissioner Sickles requested an employee duties roster, including details of duties from other KREA/RPB Boards, along with any recommendations for improved internal processes and any new projects to be reported to Chairperson Disney prior to completing his report to Cabinet leaders. Chairperson Disney agreed. Commissioner Sickles encouraged everyone to focus on continuous improvement. Chairperson Disney recommended further research on these matters and hopefully release some recommendations during the first quarter of 2025.

Executive Director Carroll explained the “Perfect North” employee discussion groups and series of meetings, which involve planning projected programs, website adjustments, and the constant reevaluation of internal processes to create higher efficiency.

Deputy Executive Director Florence stated that there were many internal developments that the Commission members might not be privy to, such as DPL, mail correspondence, and website changes as requested and preapproved by the Secretary’s Office. Staff will work closely with the Commonwealth Office of Technology (COT) to implement these changes; however, this may take some time as COT supports the entire PPC Cabinet and its agencies.

2. Education Recovery Fund

Executive Director Florence stated that the details of the Education Recovery Fund were included with the Budget Report presented at the beginning of the meeting.

Chairperson Disney requested feedback details from the previously approved programs' recipients. Executive Director Florence stated that he did not think that it would be a problem and would request additional details from the Universities. He will try to make the information available at the next KREC meeting.

Public Comment

Dominic Rossi, the CEO of Perry Real Estate College, addressed the recent changes concerning reciprocity agreements with other states. He requested that the Commission consider a proposed short-term agreement, with the possibility of a long-term solution. Ohio passed a law in 2022, but it did not take effect until the end of December 2023. The public was only recently notified about this law, which eliminates all existing and future reciprocity agreements with Ohio, including those with Kentucky and many other states. West Virginia has since enacted a similar law. Mr. Rossi is advocating for a short-term resolution through special allowances or lenience for students currently enrolled in these courses. He also proposed a long-term solution involving a regulatory change to 201 KAR 11:210, as revised by his staff and presented to the Commission. General Counsel Riley stated while legal is exploring many alternatives at this time, he could not comment on this matter

today. General Counsel Riley confirmed that he would review and research their suggestion prior to presenting it to the Commission for consideration.

Attorney Alex Gaddis requested to speak with General Counsel about the current status of a complaint. General Counsel Riley stated that he would meet telephonically with Mr. Gaddis after the meeting.

Approval Per Diem

1. Commissioner Hamilton made a motion to approve the per diem and travel expenses for the December 17, 2024, CRC Meeting for Commissioner Hamilton and Commissioner Carter. Commissioner Day seconded the motion. Having all in favor, the motion carried.
2. Commissioner Sickles made a motion to approve the per diem and travel expenses for the December 19, 2024, KREC Main Meeting. Commissioner Day seconded the motion. Having all in favor, the motion carried.

Meeting Adjournment

Commissioner Sickles moved to adjourn the meeting at 11:08 a.m. EST. Commissioner Butler seconded the motion. Having all in favor, the meeting adjourned.

Next Scheduled Meeting

The next regular meeting of the Kentucky Real Estate Commission will be held at 1:00 p.m. EST on January 16, 2025.

Pursuant to KRS 324B.060, I, Tracy Carroll, Executive Director for the Kentucky Real Estate Authority (KREA) have reviewed and Approved the expenditures for the meeting of the Kentucky Real Estate Commission (“KREC” or “The Commission”) held on December 19, 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 Commission at this meeting related to individual disciplinary matters, investigations, or applicant reviews.

The Commission approved the minutes of its meeting at its meeting held on January 16, 2025

Tracy Carroll

Date: 2/17/2025