



Andy Beshear
Governor

Jacqueline Coleman
Lieutenant Governor

PUBLIC PROTECTION CABINET
Kentucky Real Estate Authority
Kentucky Real Estate Commission
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SECRETARY

D.J. Wasson
DEPUTY SECRETARY

**KENTUCKY REAL ESTATE COMMISSION
(KREC)**

MEETING MINUTES

June 20, 2024

9:00 a.m.

**Mayo-Underwood Conference Room 229NE
500 Mero Street
Frankfort, Kentucky 40601**

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

Commission Members Present

Commissioner Chair, Larry Disney
Commissioner Anthony Sickles
Commissioner Deni Hamilton
Commissioner Anne West Butler
Commissioner Raquel Carter
Commissioner Jennifer Brown-Day

KREA Staff

Tracy Carroll, Executive Director
Gerald Florence, Deputy Executive Director
Patrick Riley, General Counsel
René Rogers, Staff Attorney III
Terri Hulette, Executive Administrative Secretary
Angie Reynolds, Board Administrator
Calee Carroll, KREA Intern

Call to Order and Guest Welcome

The Kentucky Real Estate Commission meeting was called to order by Commission Chair, Larry Disney, at 9:00 a.m. on **June 20, 2024**. Roll call was taken, and a quorum was present. Guests were welcomed and an introduction to staff and Commissioners were made.

Approval of Meeting Minutes

Commissioner Day made a motion to approve the **March 21, 2024 - Revised**, KREC Meeting Minutes. Commissioner Carter seconded the motion. Having all in favor, motion carried.

Commissioner Carter made a motion to approve the **May 16, 2024**, KREC Meeting Minutes. Commissioner Sickles seconded the motion. Having all in favor, motion carried.

KREA Executive Director Update

Deputy Director Florence introduced the KREA staff in attendance, including Calee Carroll, our new intern and our new investigator, Randy Kloss. Mr. Kloss comes to us with ten years of sales associate experience, in addition to serving the Commonwealth for several years as a detective with the Lexington Police department. He has already completed his first three investigative assignments for KREC, all of which are on today's agenda.

Deputy Director Florence reported that as of May we had 19,847 renewed licensees and as of today we have 20,470—six-hundred and forty-three (643) renewals more than last month. The Commission was advised that we are still receiving renewals.

Education and Licensing Report

Deputy Director Florence presented to the Commission the following licensing and education statistics:

1. PSI Testing Statistics

KENTUCKY REAL ESTATE EXAMINATION STATISTICS SUMMARY CUMULATIVE

For the Period of 01/01/23 - 06/14/23

Printed on 06/14/24

KY Broker	KY Real Estate Broker - State	KY Real Estate Broker - National
	Candidates	Candidates
First time Passes:	17 (58.62 %)	21 (72.41 %)
First time Fails:	12 (41.38 %)	8 (27.59 %)
Repeat Passes:	9 (56.25 %)	5 (41.67 %)
Repeat Fails:	7 (43.75 %)	7 (58.33 %)
Total	45	41
KY License Reciprocity Broker	KY License Reciprocity Broker - State	
	Candidates	
First time Passes:	13 (48.15 %)	
First time Fails:	14 (51.85 %)	
Repeat Passes:	14 (48.28 %)	
Repeat Fails:	15 (51.72 %)	
Total	56	
KY License Reciprocity Salesperson	KY License Reciprocity Salesperson - State	
	Candidates	
First time Passes:	52 (61.9 %)	
First time Fails:	32 (38.1 %)	
Repeat Passes:	36 (51.43 %)	
Repeat Fails:	34 (48.57 %)	
Total	154	

KY Sales Associate	KY Real Estate Sales Associate - State	KY Real Estate Sales Associate - National
	Candidates	Candidates
First time Passes:	394 (51.77 %)	527 (69.34 %)
First time Fails:	367 (48.23 %)	233 (30.66 %)
Repeat Passes:	337 (41.45 %)	223 (34.15 %)
Repeat Fails:	476 (58.55 %)	430 (65.85 %)
Total	1574	1413

KENTUCKY REAL ESTATE EXAMINATION STATISTICS SUMMARY CUMULATIVE

For the Period of 01/01/24 - 06/14/24

Printed on 06/14/24

Page: 1

KY Broker	KY Real Estate Broker - State	KY Real Estate Broker - National
	Candidates	Candidates
First time Passes:	16 (34.04 %)	35 (74.47 %)
First time Fails:	31 (65.96 %)	12 (25.53 %)
Repeat Passes:	26 (50.0 %)	13 (61.9 %)
Repeat Fails:	26 (50.0 %)	8 (38.1 %)
Total	99	68

KY License Reciprocity Broker	KY License Reciprocity Broker - State
	Candidates
First time Passes:	10 (47.62 %)
First time Fails:	11 (52.38 %)
Repeat Passes:	7 (41.18 %)
Repeat Fails:	10 (58.82 %)
Total	38

KY License Reciprocity Salesperson	KY License Reciprocity Salesperson - State
	Candidates
First time Passes:	36 (42.35 %)
First time Fails:	49 (57.65 %)
Repeat Passes:	34 (50.0 %)
Repeat Fails:	34 (50.0 %)
Total	153

KY Sales Associate	KY Real Estate Sales Associate - State	KY Real Estate Sales Associate - National
	Candidates	Candidates
First time Passes:	437 (55.39 %)	514 (65.06 %)
First time Fails:	352 (44.61 %)	276 (34.94 %)
Repeat Passes:	271 (39.22 %)	184 (27.71 %)
Repeat Fails:	420 (60.78 %)	480 (72.29 %)
Total	1480	1454

KENTUCKY REAL ESTATE EXAMINATION STATISTICS SUMMARY CUMULATIVE

For the Period of 05/01/24 - 05/31/24

Printed on 06/14/24

Page: 1

KY Broker	KY Real Estate Broker - State	KY Real Estate Broker - National
	Candidates	Candidates
First time Passes:	2 (22.22 %)	8 (88.89 %)
First time Fails:	7 (77.78 %)	1 (11.11 %)
Repeat Passes:	4 (66.67 %)	2 (50.0 %)
Repeat Fails:	2 (33.33 %)	2 (50.0 %)
Total	15	13

KY License Reciprocity Broker	KY License Reciprocity Broker - State
	Candidates
First time Passes:	4 (80.0 %)
First time Fails:	1 (20.0 %)
Repeat Passes:	2 (28.57 %)
Repeat Fails:	5 (71.43 %)
Total	12

KY License Reciprocity Salesperson	KY License Reciprocity Salesperson - State
	Candidates
First time Passes:	5 (33.33 %)
First time Fails:	10 (66.67 %)
Repeat Passes:	7 (53.85 %)
Repeat Fails:	6 (46.15 %)
Total	28

KY Sales Associate	KY Real Estate Sales Associate - State	KY Real Estate Sales Associate - National
	Candidates	Candidates
First time Passes:	70 (53.03 %)	87 (65.41 %)
First time Fails:	62 (46.97 %)	46 (34.59 %)
Repeat Passes:	45 (32.85 %)	33 (25.98 %)
Repeat Fails:	92 (67.15 %)	94 (74.02 %)
Total	269	260

At this time, Angie Reynolds reported the following educational requests:

Instructors

1) Providers

- a) Chicago Title Company, LLC

2) Instructors

- a) Amy Adams

3) Continuing Education & Post-Licensing Education Courses

a) McKissock

Charting Your Success: The Code of Ethics, Buyer Representation, and Your Value Proposition

Instructor(s): Robert Fleck

CE Hours: 3

b) Kentucky Realtor Institute

ABR Day 1

Instructor(s): Alicia Soldat

Broker Electives: 8

CE Hours: 3

CE Law: 3

PLE Hours: 2 Electives, 3 Agency, 1 Contract, 2 Risk Management

ABR Day 2

Instructor(s): Alicia Soldat

Broker Electives: 8

CE Hours: 3

CE Law: 3

PLE Hours: 2 Contracts, 3 Agency, 1 Finance, 2 Risk Management

c) Kaplan

Real Estate Finance Today V10.0

Instructor(s): Ted Highland

CE Hours: 4

d) Colibri

The Code of Ethics, Buyer Representation, and Your Value Proposition

Instructor(s): Robert Fleck

CE Hours: 3

e) Fair Housing Laws and Compliance

Instructor(s): Robert Fleck

CE Hours: 2

f) Greater Louisville Association of Realtors

Ethics For Everyone

Instructor(s): Dennis Stigler

CE Law: 3

PLE Hours: 3 Electives

g) Huntington Board of Realtors

Ethical Behavior in a Wired World

Instructor(s): Melanie McLane

Broker Electives: 3

Multiple Offers: Keeping It Legal, Ethical and Sane

Instructor(s): Melanie McLane

Broker Electives: 4

Commissioner Carter made a motion to approve the education applications as presented by Ms. Reynolds and Deputy Director Florence. Commissioner Sickles seconded the motion. Commissioner Disney abstained from the discussion and the vote. Remaining all in favor, motion carried.

Legal Report

General Counsel Patrick Riley stated that they would discuss API - BGR & GLAR in closed session.

Mr. Riley thanked Commissioner Carter for her request to bring back the quarterly meetings. General Counsel Patrick Riley stated that he would review the logistics of doing so for the Commissioners.

Mr. Riley thanked everyone and apologized for any inconvenience caused by the technical issues regarding the Tuesday, June 18, 2024 ARC meeting, and he was glad to see the individuals inconvenienced by those issues in attendance today.

General Counsel Riley discussed the Attorney General's opinion on the implementation timeline for legislation this past session, including HB 403. Mr. Riley advised that there is to be implementation of HB 403 over the next few months starting on July 15, 2024. Mr. Riley will continue to provide updates to the

Commission as they move forward.

Committee Reports

Applicant Review Committee (ARC)

Commissioner Sickles reported that due to technical difficulties with MS Teams the June 18, 2024, ARC meeting was not conducted to completion. Hence, the following applications will be discussed and decided upon by the Commission members as a whole in closed session.

1. In Re: Agreed Order of J.B.
2. In Re: Investigative Report of S.M.
3. In Re: Investigative Report of N.J.
4. In Re: Investigative Report of T.S.
5. In Re: Application of A.E.
6. In Re: Application of A.V.

Complaint Screening Committee (CSC)

Commissioner Carter presented the following recommendation of the CSC:

1. 20-C-046 /18-C-079 – Recommend to take no action at this time and make notation in respondent's DPL file.
2. 21-C-037 – Recommend Abeyance.
3. 22-C-004 – Recommend consolidation of the complaints, no action taken against N.S. except a notation in the DPL and further investigation of Principal Broker S.M.
4. 22-C-005 – Recommend consolidation of the complaints and further investigation of S.M.
5. 22-C-052 – Recommend dismissing.
6. 22-C-053 – Recommend dismissing.
7. 23-C-051 – Recommend further investigation
8. 23-C-052 – Recommended allowing the Complainant ten (10) additional days to send in a supplemental response to the original complaint.
9. 19-C-056 – Recommend rejection of the Respondent's proposal and proceed with an Administrative Hearing.
10. 24-CI-001928 – Recommend authorization of Legal Counsel to enter into settlement agreement.

Closed Session Legal Matters and Case Deliberations

At 9:32 a.m., Commissioner Carter moved 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 in the items as listed in the above-listed committee reports and/or the following matters: Applicant and licensee requests of M & A.G., J.K., M.L., J.S., R.B. D.M., D.B., M.J, D.P.B., G.J., J.V., F.S., J.D., and L.W., as presented; Commissioner Day seconded the motion and the Commissioner entered closed session.

Reconvene Open Session and Committee Recommendations

Commissioner Butler moved for the Commission to come out of closed session. Commissioner Day seconded the motion. The motion carried. Commission Chair Disney resumed the full Commission meeting at 11:46 a.m. and welcomed everyone in attendance back to the Commission meeting.

Applicant Review Committee (ARC)

Commissioner Sickles moved to adopt the **Applicant Review Committee's** full recommendations as discussed in closed session, and recited the recommendations as listed below in these minutes.

1. In Re: To the Agreed Order of J.B. Motion was made to approve the Agreed Order as presented, authorizing Legal Counsel and Chairperson Disney to execute the Agreed Order.
2. In Re: To the Investigative Report of S.M. motion was made to approve.
3. In Re: To the Investigative Report of N.J. motion was made to issue a probationary license.
4. In Re: To the Investigative Report of T.S. motion was made to approve.
5. In Re: To the application of A.E. motion was made to approve.
6. In Re: To the application of A.V. motion was made to approve.

Commissioner Butler seconded the motion. Having all in favor, the motion(s) carried.

Complaints Screening Committee (CSC)

Commissioner Butler moved to adopt the **Complaint Screening Committee's** full recommendations as presented to the Commission, and recited the recommendations as listed above in these minutes. Commissioner Hamilton seconded the motion. Having all in favor, motion carried

Licensee Requests

Licensee Renewal Requests

1. In Re: To the Applications of M & A.G.: Commissioner Day made a motion to deny the request, Commissioner Sickles seconded the motion. Having all in favor, the motion carried.
2. In Re: To the Application of J.K.: Commissioner Day made a motion to deny the request, Commissioner Sickles seconded the motion. Having all in favor, the motion carried.

Licensee Education Consideration Requests

1. In Re: Applications of M & A.G.: Commissioner Day made a motion to deny the request, Commissioner Hamilton seconded the motion. Having all in favor, the motion carried.
2. In Re: Applications of J.S.: Commissioner Day made a motion to deny the request, Commissioner Hamilton seconded the motion. Having all in favor, the motion carried.
3. In Re: Applications of R.B.: Commissioner Day made a motion to deny the request, Commissioner Hamilton seconded the motion. Having all in favor, the motion carried.
4. In Re: Applications of D.M.: Commissioner Day made a motion to deny the request, Commissioner Hamilton seconded the motion. Having all in favor, the motion carried.
5. In Re: Applications of D.B.: Commissioner Day made a motion to deny the request, Commissioner Hamilton seconded the motion. Having all in favor, the motion carried.
6. In Re: Applications of M.J.: Commissioner Day made a motion to deny the request, Commissioner Hamilton seconded the motion. Having all in favor, the motion carried.
7. In Re: Applications of D.P.B.: Commissioner Day made a motion to deny the request, Commissioner Hamilton seconded the motion. Having all in favor, the motion carried.
8. In Re: Applications of G.J.: Commissioner Day made a motion to deny the request, Commissioner Hamilton seconded the motion. Having all in favor, the motion carried.

9. In Re: Applications of J.V.: Commissioner Day made a motion to approve the request, Commissioner Hamilton seconded the motion. Having all in favor, the motion carried.
10. In Re: Applications of F.S.: Commissioner Day made a motion to approve the request, Commissioner Hamilton seconded the motion. Having all in favor, the motion carried.
11. In Re: Applications of J.D.: Commissioner Day made a motion to approve the request, Commissioner Hamilton seconded the motion. Having all in favor, the motion carried.
12. In Re: Applications of L.W.: Commissioner Day made a motion to approve the request, Commissioner Hamilton seconded the motion. Having all in favor, the motion carried.

New Business

ARELLO Legal Exchange in Carmel, Indiana on August 5 – 7, 2024. Commissioner Sickles made the motion to approve attendance for the Legal Team to travel to the first **ARELLO Legal Exchange**. Commissioner Hamilton seconded the motion. Having all in favor, the motion carried.

Public Comment

Jarius Bibb asked when he would receive a copy of his Agreed Order. General Counsel Riley informed him that it has been approved today and he would be sent an executed copy.

Amy Evans asked the Commission when the results of her application would be made available to her. General Counsel Riley informed her she would receive follow up later this week.

Approval Per Diem

1. Commissioner Day made a motion to approve the per diem and travel expenses for the June 18, 2024, ARC Meeting for Commissioner Sickles and Commissioner Hamilton. Commissioner Butler seconded the motion. Having all in favor, the motion carried.
2. Commissioner Hamilton made a motion to approve the per diem and travel expenses for the June 18, 2024, CSC Meeting for Commissioner Carter and Commissioner Butler. Commissioner Sickles seconded the motion. Having all in favor, the motion carried.
3. Commissioner Day made a motion to approve the per diem and travel expenses for the June 20, 2024, KREC Regular meeting. Commissioner Hamilton seconded the motion. Having all in favor, the motion carried.

Meeting Adjournment

Commissioner Sickles made a motion to adjourn the meeting. Commissioner Day seconded. With all in favor, the meeting adjourned at 11:58 a.m.

Next Meeting

The next Commission meeting will be Thursday, July 20, 2024 at 9:00 a.m.

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 (the Commission) held on
June 20, 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
July 18, 2024



Date: 7/30/24