

COMMONWEALTH OF KENTUCKY

MATTHEW G. BEVIN  
GOVERNOR



DAVID A. DICKERSON  
SECRETARY

**KENTUCKY REAL ESTATE COMMISSION**

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MINUTES OF MEETING  
MARCH 22, 2018

Commission Members: Lois Ann Disponnet, Chair  
Bill Beckham  
Tom Biederman  
Joe Hayden  
Tom Waldrop, Ex Officio  
Shirley McVay Wiseman

Commission Staff: Nathan Burton, Licensing  
Hannah Carlin, Education  
Ryan Morrison, General Counsel  
Maryellen Mullikin, Licensing  
Nick Van Over, Licensing

KREA Staff: Scott Majors, Acting Executive Director  
Lavonne Bowling, Administrative Coordinator

Public Protection Cabinet Staff: Barry Dunn

Guests Present: Randy Newsome  
Nicole Kaudtsan  
Ruth Ann Bowen  
Sandy Hackney  
Joyce Sterling  
Lisa Stephens  
Derrick Quarles  
Rip Phillips  
Steve Cline  
Angi Cline  
Pamela Gregory  
Anetha Sanford  
Virginia Lawson

A meeting of the Kentucky Real Estate Commission was called to order by the Commission's Chair, Lois Ann Disponnet, at 9:15 a.m. on Thursday March 22, 2018. A quorum was present.

Motion was made by Commissioner Joe Hayden to approve the minutes from February 15, 2018, seconded by Commissioner Shirley McVay Wiseman, the motion carried.

## **Board Meeting Calendar**

The Board meeting dates for May and June were discussed. Tom Biederman made a motion to move the May meeting to May 24<sup>th</sup>, seconded by Shirley McVay Wiseman, all in favor. Shirley McVay Wiseman made a motion to have the June meeting in Owensboro on June 14<sup>th</sup> at the KAR Convention, seconded by Tom Biederman, all in favor.

## **Education Report**

Hannah Carlin requested approval for continuing education courses as presented to the Board. They courses were reviewed by KREC staff and were determined to meet the requirements. Motion to approve made by Joe Hayden, seconded by Bill Beckham, all in favor.

## **Licensing and Renewal Report**

Nick Van Over reported on the renewals, 9200 licenses have yet to renew as of this date. The current total licensees for KREC is 23,233. April 2<sup>nd</sup> will be the official deadline to renew licenses due to March 31<sup>st</sup> falling on the weekend. Completed applications received in the office have a one (1) to two (2) day turn around, incomplete applications continue to be a problem.

## **Email Communication**

The discussion on email notifications being sent to licensees raised concerns due to the new format. Licensees do not recognize the PPC/DPL sender in many cases and many go unopened. Chairperson Disponnet asked for help from the associations to "get the word out" to licensees.

## **Acting Executive Director Majors**

A new Executive Director should be approved in the very near future. Introduction of new staff members, Maryellen Milliken, Nathan Burton and Shannon Buzard. Update on HB465, an act relating to reorganization. The bill is in the House and has passed to the Senate for signatures.

## **General Counsel Morrison**

The process has begun to add a much needed assistant to the general counsel of the legal department. The review of the current case load reveals approximately 125 matters divided between the following: Investigations Pending Review, CE Delinquency Matters, Appeal Pending, Pending Investigations, Hearing Ordered, Held in Abeyance, Pending Applicant Cases and Complaints Pending Review.

## **Miscellaneous Matters**

The following areas were brought up for discussion and review:

- Various forms are longer available on the KREC website. It was decided to review, update and repost any necessary forms with the assistance of Commissioner Joe Hayden, an update will be provided at the next Board meeting.
- Licensees avoiding continuing education requirements and penalty fees by placing a license in escrow before the end of the year, also the ability to stay in escrow status for a number of years.
- Core Course completion schedule and continuing education requirements if the proposed two (2) year license renewal cycle goes in to effect.
- How to handle incomplete license applications.

## **Public Comment**

Comments/concerns received from the general public in attendance:

- Improving communication between KREC and the Real Estate Associations. License is not required to join N.A.R., no licensee should feel pressure to join.
- Applicant waiting on license to be issued from October.
- Availability of the public to view the agenda prior to meeting dates.

**Executive Session**

On a motion from Commissioner Joe Hayden, seconded by Commissioner Tom Biederman, the Board moved into Executive Session at 12:16 in accordance with the requirements of KRS 61.810.

**Open Session**

The motion to reconvene in Open Session was made by Commissioner Joe Hayden, seconded by Commissioner Tom Biederman at 12:46.

Eugene Farrell may pursue licensure as a new applicant.  
Motion by Commissioner Joe Hayden, Seconded by Tom Biederman. All in favor.

Derrick Quarles, allow license application to proceed with the stipulation that he must submit a criminal background check from the Kentucky state police once every six months for the period of his probation.  
Motion by Joe Hayden, Seconded by Tom Biederman. Abstain, Shirley Mc Vay Wiseman

Lynn Edge, Allow her to become an active licensee, dismiss violation, must complete the Core Course & PLE & CE  
Motion by Tom Biederman, Seconded by Shirley Mc Vay Wiseman. All in favor.

Jolene Varney v. Carol and Brad Devries, Dismiss  
Motion by Joe Hayden, Seconded by Shirley Mc Vay. All in favor.

Preston v. Nation and Dorgan, Dismiss  
Motion by Tom Biederman, Seconded by Joe Hayden. All in favor.

Trevor Booker, allow him to become active again, dismiss the violation and in exchange, immediately place his license in escrow.  
Motion by Bill Beckham, Seconded by Joe Hayden. All in favor.

William Dean, Dismiss the four cases with the understanding that when the notices of dismissal go out, a letter will accompany them stating that information will be communicated to the Commonwealth Attorney’s Office and they will take appropriate action from this point.  
Motion by Joe Hayden, Seconded by Tom Biederman. All in favor.

Alexander Sale, Require her to become an active licensee by paying the five hundred dollar fine by June 15<sup>th</sup> 2018 and complete the 2017 continuing education requirements.  
Motion by Shirley Mc Vay Wiseman, Seconded by Bill Beckham. All in favor.

Sherry Spanyer, Refund her five hundred dollar fine for continuing education delinquency.  
Motion by Joe Hayden, Seconded by Tom Biederman. All in favor.

Motion to adjourn the meeting at 12:54, Tom Biederman, Seconded by Bill Beckham. All in favor.

Approved by: \_\_\_\_\_  
KREC Chairperson Date