



Andy Beshear
Governor

Kerry B. Harvey, Secretary
Public Protection Cabinet

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
James G. Simpson, Dry Ridge
Larry D. Disney, Winchester
Joy E. Amann, Ludlow

Kentucky Real Estate Commission

SPECIAL MEETING MINUTES

March 19, 2020

*** Meeting occurred via Zoom Teleconferencing***

Commission Members Present

Commissioner Chair, Lois Ann Disponett
Commissioner Joy Amann
Commissioner Billy Beckham
Commissioner Larry Disney
Commissioner James Simpson

Commissioner Steve Cline
Commissioner Shirley Wiseman* (not
pictured so not able to vote)

KREA Staff

Jacob Walbourn, Deputy General Counsel,
PPC, Office Legal Services
Christopher Hunt, Attorney, Office of Legal
Services

Maryellen Mullikin,
Administrative/Licensing Coordinator

Guests Present

Janie Wilson
Doug Myers
Dennis Stilger
Dustin Gilbert
Jim DeMaio
Lisa Stephenson
Margie Harper
Judy Ball
Nicole Knudson

Joyce Sterling
Mindy Sweet
Jessica Olges
Christie Moffet
Justin Landon
Pam Featherstone
Phaedra King
Todd Thornton

Call to Order and Guest Welcome

The Kentucky Real Estate Commission teleconference meeting was called to order by Commissioner Disponett at 11:30 A.M., March 19, 2020.

Roll call

Roll call was taken by Commissioner Disponett and a quorum was present.

Approval of Meeting Minutes

Commissioner Cline made a motion to approve the February 11, 2020 Commission Special Meeting Minutes. Commissioner Amann seconded the motion. With all in favor the motion carried.

Education Requirements

Approvals

Education Coordinator, Hannah Carlin, provided a list of education providers, courses and instructors for review. Commissioner Cline made a motion to approve the 2020 list.

Commissioner Amann seconded the motion. Mr. Walbourn commented that the approval of this is the last step to get the Ohio Reciprocity Agreement implemented. With all in favor the motion carried. Commissioner Disney abstained from the vote because of his role with education providers. Commissioner Amann approved and Commissioner Beckham seconded.

New Business

Extensions

Mr. Walbourn said that KREC has received several concerns about moving deadlines. On March 18, a new Executive Order (2020-243) was signed by Governor Beshear that encouraged all Boards and Commissions to adopt appropriate policies and take necessary steps regarding extensions on licensing deadlines while ensuring appropriate social distancing guidelines.

Broker education deadline is on March 31 (or applicants must provide 96 extra hours of education because their pre-licensing course will not count). The State of Emergency was invoked on March 6, leaving 25 days to complete the necessary education. It is Mr. Walbourn's recommendation to extend the deadline 45 days beyond when the State of Emergency is lifted, for new broker applications. Commissioner Disney made a motion to approve this recommendation for anyone seeking a broker license, not just those who have started the program, being eligible to the old rules pertaining to the 96 hour pre-license course.

A roll call vote resulted as follows:

Disney - yea

Amann - yea

Cline - nay

Beckham - abstain

Simpson - yea

Wiseman - not present (no camera, no vote)

Motion carried for extension of 45 days from date after Executive Order is lifted. Discussion by Mr. Walbourn was that this can always be lengthened but not shortened. Commissioner Cline wanted it noted that this is opening the door to those who haven't even started the broker application process.

Extension for Renewal Deadline

Ms. Mullikin confirmed that we are over 50% renewal rate as of now. Mr. Walbourn said the extension of license renewal deadline will recommend all licensees be extended as long as they have complied with paying renewal fee and E&O, but not extended because of education purposes. Most Continuing Education (CE) and Post License Education (PLE) courses are available online via webinar. Mr. Walbourn recommended that the Commission adopt the Public Protection Cabinet's position to comply with all license renewal requirements that do not include in-person visits, to extend the deadline for education purposes by 30 days from date the emergency order is lifted. Licensees are required to go through the renewal process to stay in compliance. A license will not be cancelled for failure to get education courses completed.

Commissioner Amann made a motion to approve the recommendation. Commissioner Simpson seconded. With all in favor, the motion carried.

Approval of Per Diem

Commissioner Disney made a motion to approve per diem for the month of March. Because it was teleconferenced, there was no travel expense. Commissioner Beckham seconded. With all in favor and no discussion, the motion carried.

The last note before Executive Session was made by Commissioner Amann. She recommended education provides classes on personal safety of licensees.

Motion was made to go into Executive Session by Commissioner Cline and seconded by Commissioner Beckham. With all in favor, the motion carried. Open Session ended at 12:00 PM.

Executive Session

At 12:40 PM, Mr. Hunt confirmed the identity of each applicant and inquired about items of their background checks as follows:

#262000 - Commissioner Disney made a motion to approve Ms. Tharpe, Commissioner Amann seconded, and the motion carried.

#260980 – Commissioner Cline made a motion to deny Mr. Harris. Commissioner Amann seconded, and the motion carried.

#261951 – Commissioner Simpson made a motion to approve Mr. Taylor. Commissioner Disney seconded, and the motion carried.

#261478 – Commissioner Beckham made a motion to approve Mr. Reese. Commissioner Beckham seconded, and the motion carried.

#261994 – Commissioner Cline made a motion to approve Mr. Mr. Jackson. Commissioner Disney seconded, and the motion carried.

At 1:25 PM, before the meeting adjourned, Commissioner Amann wanted an update on the progression of the forms. Mr. Walbourn and Mr. Hunt will go back to original and recirculate and research the requested changes. Seller disclosure form was the issue, but we were looking at all forms to identify anything that needs to be changed so we only make one trip to subcommittee of LRC. Legally, forms must be incorporated in the regulations at the specific time the form is being used. It was suggested to offer a video teleconference, identifying the definition of teleconference (one meeting occurring in two or more locations where individuals can see and hear each other by means of video and audio equipment) and have stipulations about them providing the questions.

Meeting Adjournment

Commissioner Disney made a motion to adjourn the meeting. Commissioner Beckham seconded the motion. All in favor, the meeting was adjourned at 1:55 P.M.

Next Committee Meeting

The next Commission Meeting is scheduled for April 16, 2020 at 11:00 AM either by teleconference or in the KREC Hearing Room, First Floor, May-Underwood Building, 500 Mero Street, Frankfort, KY 40601.