



Andy Beshear
Governor

Jacqueline Coleman
Lieutenant Governor

PUBLIC PROTECTION CABINET

Kentucky Real Estate Commission

Mayo-Underwood Building
500 Mero Street, 2NE09
Frankfort, Kentucky 40601
Phone: (502) 564-7760
<https://krec.ky.gov>

Ray A. Perry
Secretary

DJ Wasson
Deputy Secretary

KENTUCKY REAL ESTATE COMMISSION

Kentucky Real Estate Commission Meeting

MEETING MINUTES

January 16, 2025

9:00 a.m.

Mayo-Underwood Hearing Room 133

500 Mero Street, Frankfort, Kentucky 40601

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

Commission Members Present

Commissioner Jennifer Brown-Day
Commissioner Raquel Carter
Commissioner Denise Hamilton
Commissioner Anne Butler
Commissioner Anthony Sickles
Chairperson & Commissioner Larry Disney

KREA Staff

Tracy Carroll, Executive Director
Gerald Florence, Deputy Executive Director
Patrick Riley, General Counsel
René Rogers, Staff Attorney III
Seth Branson, Procedures Development Specialist I
Randy Kloss, KREA Investigator
Angie Reynolds, Administrative Specialist Senior
Dréa Helton, Paralegal
Libby Johnson, Administrative Specialist



Call to Order and Guest Welcome

The Kentucky Real Estate Commission meeting was called to order by Commissioner Chairperson, Larry Disney, at 9:01 a.m. on **January 16, 2025**. Roll call was taken, and a quorum was present. Guests were welcomed and an introduction to staff and Commissioners was made.

Approval of Meeting Minutes

Commissioner Day made a motion to approve the **December 19, 2024**, Committee Meeting Minutes as presented. Commissioner Hamilton seconded the motion. With all in favor, the motion carried unanimously.

Commissioner Hamilton made a motion to approve the **December 23, 2024**, Special Meeting Minutes as presented. Commissioner Day seconded the motion. With all in favor, the motion carried unanimously.

KREA Update

Executive Director, Tracy Carroll, welcomed all guest in attendance. She also announced she is excited to see all the work that will get completed this year.

At this time Deputy Executive Director, Gerald Florence, presented 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 1/2/25
	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	37,310.00
R384	Renewal License Fee	7,380.00	1,199,170.00	25,000.00	8,334.00
R385	Reinstatement License Fee	27,290.00	16,960.00	40,000.00	4,971.00
R386	Other Fees Related To Licenses	54,420.00	64,019.00	60,000.00	22,171.00
R404	General Fees From Public	37,035.00	174,095.00	50,000.00	22,670.00
R701	Fines	189,150.00	355,000.00	150,000.00	45,600.00
R839	Other Deposits	180.00	51.68		
	Total Revenue	414,757.00	1,900,725.68	425,000.00	141,056.00
	<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 - Cash	1,424,571.29	2,649,703.70	1,832,100.00	2,255,757.48
	Expenses				
E114	Per Diem (Boards & Comm)	34,200.00	29,100.00	34,200.00	16,500.00
E121	Employers FICA	2,616.30	2,226.15	2,600.00	1,262.25
	Total Per Diem and Fringe Benefits	36,816.30	31,326.15	36,800.00	17,762.25
	Other Personnel Costs	(186,094.64)	(204,204.50)	62,800.00	(45,915.00)
	Total Personnel Costs	(149,278.34)	(172,878.35)	99,600.00	(28,152.75)
	Total Operating Costs	7,871.61	480.57	21,800.00	487.03
	Total Expenditures	(141,406.73)	(172,397.78)	121,400.00	(27,665.72)
	Total Revenue + Balance Forward minus Total Expenditures	1,565,978.02	2,822,101.48	1,710,700.00	2,283,423.20



Real Estate Commission Educ Res & Recovery					
58-677-677A-677E-JEF0-13N5					
		FY23 Actual	FY24 Actual	FY25 Operating Budget 7/2024	FY25 YTD 1/2/25
	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	34,550.00
R384	Renewal License Fee	7,500.00	1,204,080.00	10,000.00	8,640.00
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	137,473.52
	Total Revenue	179,022.41	1,531,647.19	265,000.00	180,783.52
	<i>Cash to Real Estate Authority</i>	-	-	-	-
	Total Balance Forward + Revenue - Cash	4,572,626.17	6,049,801.80	6,227,200.00	6,142,958.57
	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	8,422.92
	Total Expenditures	54,471.56	87,626.75	60,000.00	8,422.92
	Total Revenue + Balance Forward minus Total Expenditures	4,518,154.61	5,962,175.05	6,167,200.00	6,134,535.65

Education and Licensing Report

Deputy Executive Director, Gerald 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 12/01/22 - 12/31/22

Printed on 01/18/25

Page: 1

KY Broker	KY Real Estate Broker - State	KY Real Estate Broker - National
	Candidates	Candidates
First time Passes:	3 (75.0 %)	2 (50.0 %)
First time Fails:	1 (25.0 %)	2 (50.0 %)
Repeat Passes:	3 (75.0 %)	2 (50.0 %)
Repeat Fails:	1 (25.0 %)	2 (50.0 %)
Total	8	8
KY License Reciprocity Broker	KY License Reciprocity Broker - State	
	Candidates	
First time Passes:	1 (12.5 %)	
First time Fails:	7 (87.5 %)	
Repeat Passes:	3 (75.0 %)	
Repeat Fails:	1 (25.0 %)	
Total	12	
KY License Reciprocity Salesperson	KY License Reciprocity Salesperson - State	
	Candidates	
First time Passes:	6 (50.0 %)	
First time Fails:	6 (50.0 %)	
Repeat Passes:	7 (77.78 %)	
Repeat Fails:	2 (22.22 %)	
Total	21	
KY Sales Associate	KY Real Estate Sales Associate - State	KY Real Estate Sales Associate - National
	Candidates	Candidates
First time Passes:	52 (60.47 %)	57 (66.28 %)
First time Fails:	34 (39.53 %)	29 (33.72 %)
Repeat Passes:	20 (32.79 %)	19 (26.76 %)
Repeat Fails:	41 (67.21 %)	52 (73.24 %)
Total	147	157

KENTUCKY REAL ESTATE EXAMINATION STATISTICS SUMMARY CUMULATIVE

For the Period of 12/01/23 - 12/31/23
 Printed on 01/16/25

Page: 1

KY Broker	KY Real Estate Broker - State	KY Real Estate Broker - National
	Candidates	Candidates
First time Passes:	1 (16.67 %)	2 (33.33 %)
First time Fails:	5 (83.33 %)	4 (66.67 %)
Repeat Passes:	0 (0.0 %)	0 (0.0 %)
Repeat Fails:	3 (100.0 %)	0 (0.0 %)
Total	9	6

KY License Reciprocity Broker	KY License Reciprocity Broker - State	
	Candidates	
First time Passes:	2 (66.67 %)	
First time Fails:	1 (33.33 %)	
Repeat Passes:	1 (100.0 %)	
Repeat Fails:	0 (0.0 %)	
Total	4	

KY License Reciprocity Salesperson	KY License Reciprocity Salesperson - State	
	Candidates	
First time Passes:	5 (45.45 %)	
First time Fails:	6 (54.55 %)	
Repeat Passes:	7 (70.0 %)	
Repeat Fails:	3 (30.0 %)	
Total	21	

KY Sales Associate	KY Real Estate Sales Associate - State	KY Real Estate Sales Associate - National
	Candidates	Candidates
First time Passes:	36 (51.43 %)	49 (70.0 %)
First time Fails:	34 (48.57 %)	21 (30.0 %)
Repeat Passes:	31 (38.27 %)	22 (33.85 %)
Repeat Fails:	50 (61.73 %)	43 (66.15 %)
Total	151	135



KENTUCKY REAL ESTATE EXAMINATION STATISTICS SUMMARY CUMULATIVE

For the Period of 12/01/24 - 12/31/24

Printed on 01/10/25

Page: 1

KY Broker	KY Real Estate Broker - State	KY Real Estate Broker - National
	Candidates	Candidates
First time Passes:	0 (0.0 %)	2 (100.0 %)
First time Fails:	2 (100.0 %)	0 (0.0 %)
Repeat Passes:	3 (37.5 %)	0 (0.0 %)
Repeat Fails:	5 (62.5 %)	1 (100.0 %)
Total	10	3
KY License Reciprocity Broker	KY License Reciprocity Broker - State	
	Candidates	
First time Passes:	1 (50.0 %)	
First time Fails:	1 (50.0 %)	
Repeat Passes:	1 (33.33 %)	
Repeat Fails:	2 (66.67 %)	
Total	5	
KY License Reciprocity Salesperson	KY License Reciprocity Salesperson - State	
	Candidates	
First time Passes:	5 (50.0 %)	
First time Fails:	5 (50.0 %)	
Repeat Passes:	6 (85.71 %)	
Repeat Fails:	1 (14.29 %)	
Total	17	
KY Sales Associate	KY Real Estate Sales Associate - State	KY Real Estate Sales Associate - National
	Candidates	Candidates
First time Passes:	43 (58.9 %)	50 (68.49 %)
First time Fails:	30 (41.1 %)	23 (31.51 %)
Repeat Passes:	21 (37.5 %)	21 (42.0 %)
Repeat Fails:	35 (62.5 %)	29 (58.0 %)
Total	129	123

Seth Branson reported the following educational and instructors' requests:

1) Instructors

- a) A.C.
- b) B.W.
- c) C.A.



2) Courses

a) REALTOR Association of Southern Kentucky

i) Exploring Secondary Mortgage Market

Instructor(s): Andrea Childers

CE Hours: 3

PLE Hours: 3 Finance

ii) Bad Boys: What'cha Gonna Do?

Instructor(s): Douglas Myers

CE Law: 3

PLE Hours: 3 Disclosures

iii) PET OR NOT A PET

Instructor(s): Douglas Myers

CE Law: 3

PLE Hours: 3 Fair Housing

b) Bluegrass REALTORS

i) How to Keep a Home Inspection From Killing the Deal

Instructor(s): Kari Cheek

CE Hours: 3

PLE Hours: 3 Agency

ii) RPR Next Level-Farming, market Trends and Reports

Instructor(s): Steve Bagby

CE Hours: 3

PLE Hours: 3 Technology and Security

iii) Understanding Home Inspections

Instructor(s): Jeremy Whetstine

CE Hours: 3

PLE Hours: 3 Agency

c) Kentucky Real Estate College

i) You Decide: 15 Legal Scenarios

Instructor(s): Lee Harris, Danielle Wilson, Greta Pittenger

CE Law: 3

PLE Hours: 1 Elective, 2 Risk Management



ii) You and the KREC: An Overview of License Laws and Case Study Role Plays

Instructor(s): Lee Harris, Danielle Wilson, Greta Pittenger
CE Law: 3
PLE Hours: 3 Agency

iii) Yes, no, or It Depends

Instructor(s): Lee Harris, Danielle Wilson, Greta Pittenger
CE Law: 3
PLE Hours: 3 Fair Housing

iv) Unique Real Estate Situations and Advice

Instructor(s): Lee Harris, Danielle Wilson, Greta Pittenger
CE Law: 3
PLE Hours: 3 Disclosure

v) Legalities vs Practicalities

Instructor(s): Lee Harris, Danielle Wilson, Greta Pittenger
CE Hours: 3
PLE Hours: 3 Finance

vi) Contract Law

Instructor(s): Lee Harris, Danielle Wilson, Greta Pittenger
CE Law: 3
PLE Hours: 3 Contract

vii) Addressing Legal Issues- Role Play, Skits, and Group Discussions

Instructor(s): Lee Harris, Danielle Wilson, Greta Pittenger
CE Law: 3
PLE Hours: 3 Contract

d) The CE Shop

i) Assistance Animals and fair Housing

Instructor(s): Susan "Jill" Malloy, Amy Adams
CE Law: 4
PLE Hours: 3 Fair Housing, 1 Elective

ii) Marketing, Advertising, and Social Media Compliance

Instructor(s): Susan "Jill" Malloy, Amy Adams
CE Hours: 3
PLE Hours: 3 Advertising

iii) Residential Property Management Essentials



Instructor(s): Susan “Jill” Malloy, Amy Adams
CE Hour: 3
PLE Hours: 3 Elective

- iv) **Roadmap to Success: Business Planning for Real Estate Professionals**
Instructor(s): Susan “Jill” Malloy, Amy Adams
CE Hours: 3
PLE Hours: 3 Electives
- v) **Sex and Real Estate: Sexual Harassment, Sexual Discrimination, and Fair Housing**
Instructor(s): Susan “Jill” Malloy, Amy Adams
CE Law: 3
PLE Hours: 3 Fair Housing
- vi) **Working with Real Estate Investors**
Instructor(s): Susan “Jill” Malloy, Amy Adams
CE Hours: 3
PLE Hours: 3 Elective
- vii) **Kentucky Core Course**
Instructor(s): Susan “Jill” Malloy, Amy Adams
Core Hours: 6
- viii) **KREC Licensee Compliance**
Instructor(s): Susan “Jill” Malloy, Amy Adams
PLE Hours: 3 Licensee Compliance
- ix) **Kentucky Agency Review**
Instructor(s): Susan “Jill” Malloy, Amy Adams
PLE Hours: 4 Agency
- x) **Advocating for Short Sale Clients**
Instructor(s): Susan “Jill” Malloy, Amy Adams
CE Hours: 3
- xi) **Developing a Comparative Market Analysis**
Instructor(s): Susan “Jill” Malloy, Amy Adams
PLE Hours: 2 Agency
- xii) **Antitrust in Real Estate**
Instructor(s): Susan “Jill” Malloy, Amy Adams
PLE Hours: 2 Electives



- xiii) Appraisal and Home Inspections**
Instructor(s): Susan “Jill” Malloy, Amy Adams
PLE Hours: 4 Electives
- xiv) Did You Serve? Identifying Homebuying Advantages for Veterans**
Instructor(s): Susan “Jill” Malloy, Amy Adams
CE Hours: 3
- xv) Diversity: Your Kaleidoscope of Clients**
Instructor(s): Susan “Jill” Malloy, Amy Adams
CE Hours: 3
- xvi) Ethics at Work**
Instructor(s): Susan “Jill” Malloy, Amy Adams
CE Hours: 3
- xvii) Keeping it Honest: Understanding Real Estate & Mortgage Fraud**
Instructor(s): Susan “Jill” Malloy, Amy Adams
CE law: 3
- xviii) Personal Safety**
Instructor(s): Susan “Jill” Malloy, Amy Adams
CE Hours: 3
- xix) Preparing A Market Analysis-Best Practices**
Instructor(s): Susan “Jill” Malloy, Amy Adams
CE Hours: 3
- xx) Technology Tools, Trends, and Risk Management**
Instructor(s): Susan “Jill” Malloy, Amy Adams
CE Hours: 3
- xxi) The Fundamentals of Commercial Real Estate**
Instructor(s): Susan “Jill” Malloy, Amy Adams
CE Hours: 3
- xxii) Using the Code to Solve Ethical Dilemmas**
Instructor(s): Susan “Jill” Malloy, Amy Adams
CE Hours: 3



xxiii) Kentucky Contract Requirements for Agency Agreements and Sales Contracts

Instructor(s): Susan “Jill” Malloy, Amy Adams

PLE Hours: 4 Contracts

xxiv) Kentucky Contract Requirements for Leases, Land Contracts, and Options

Instructor(s): Susan “Jill” Malloy, Amy Adams

PLE Hours: 2 Contracts

xxv) Kentucky Fair Housing Principles and Practice

Instructor(s): Susan “Jill” Malloy, Amy Adams

PLE Hours: 3 Fair Housing

xxvi) Kentucky Real Estate Finance Review

Instructor(s): Susan “Jill” Malloy, Amy Adams

PLE Hours: 3 Finance

xxvii) Kentucky Disclosure Rules

Instructor(s): Susan “Jill” Malloy, Amy Adams

PLE Hours: 3 Disclosure

xxviii) Kentucky Risk Management

Instructor(s): Susan “Jill” Malloy, Amy Adams

PLE Hours: 2 Risk Management

xxix) Real Estate Auctions

Instructor(s): Susan “Jill” Malloy, Amy Adams

PLE Hours: 1 Elective

xxx) Technology and Data Security

Instructor(s): Susan “Jill” Malloy, Amy Adams

PLE Hours: 3 Technology and Data Security

e) Kentucky Realtor Institute

i) Realtor Code of Ethics: Conversion Using the Code

Instructor(s): Leigh Brown

CE Law: 3

PLE Hours: 3 Electives

- ii) GRI 400: Financing (Distance)**
 Instructor(s): Jeff Ratanapool, Ryan Ramsey
 CE Law: 3
 PLE Hours: 5 Electives, 3 Finance
 Broker Electives: 8
- iii) GRI 400: Financing (Classroom)**
 Instructor(s): Jeff Ratanapool, Ryan Ramsey
 CE Law: 3
 PLE Hours: 5 Electives, 3 Finance
 Broker Electives: 8
- iv) Successful Buyer Client Systems**
 Instructor(s): Dennis Stilger, Alicia Soldat
 CE Law: 3
 CE Hours: 4
 PLE Hours: 3 Advertising, 1 Elective
- v) Commercial & Investment in Real Estate: Tools of the trade**
 Instructor(s): Dennis Stilger, Alicia Soldat
 CE Law: 3
 CE Hours: 6
 PLE Hours: 9 Finance
 Broker Electives: 20
- vi) Brokerage Management**
 Instructor(s): Dennis Stilger, Alicia Soldat
 Broker Electives: 48
- vii) Essentials of Real Estate Finance**
 Instructor(s): Dennis Stilger, Alicia Soldat
 Broker Electives: 48
- viii) RASK Member Orientation**
 Instructor(s): Dennis Stilger, Alicia Soldat, Pam Featherstone
 CE Law: 4
 PLE Hours: 1 Electives, 1 Contracts, 1 Disclosure, 1 Fair Housing, 4 Risk Management

- ix) **GRI 500: Contracts (Distance)**
Instructor(s): Jenny Fields
CE Law: 3
PLE Hours: 6 Contacts, 2 Disclosure
Broker Electives: 8

- x) **GRI 500: Contracts (Classroom)**
Instructor(s): Jenny Fields
CE Law: 3
PLE Hours: 6 Contacts, 2 Disclosure
Broker Electives: 8

- xi) **GRI 200: Risk Reduction (Distance)**
Instructor(s): Kelly Human, Cora Henderson
CE Law: 3
PLE Hours: 1 Disclosure, 3 Fair Housing, 2 Agency, 2 Risk Management
Broker Electives: 8

- xii) **GRI 200: Risk Reduction (Classroom)**
Instructor(s): Kelly Human, Cora Henderson
CE Law: 3
PLE Hours: 1 Disclosure, 3 Fair Housing, 2 Agency, 2 Risk Management
Broker Electives: 8

- xiii) **GRI 100: Ethics and Law (Distance)**
Instructor(s): Dennis Stilger
CE Law: 3
PLE Hours: 3 Electives, 2 Agency, 3 Licensee Compliance
Broker Electives: 8

- xiv) **GRI 100: Ethics and Law (Classroom)**
Instructor(s): Dennis Stilger
CE Law: 3
PLE Hours: 3 Electives, 2 Agency, 3 Licensee Compliance
Broker Electives: 8

- xv) **GRI 300 : Competitive Market Analysis (Distance)**
Instructor(s): Larry Disney
CE Law: 3
PLE Hours: 3 Electives, 3 Advertising, 2 Agency
Broker Electives: 8



xvi) GRI 300 : Competitive Market Analysis (Classroom)

Instructor(s): Larry Disney

CE Law: 3

PLE Hours: 3 Electives, 3 Advertising, 2 Agency

Broker Electives: 8

xvii) GRI 600: Business Systems & Technology (Distance)

Instructor(s): Craig Grant

CE Law: 3

PLE Hours: 5 Electives, 3 Technology & Data

Broker Electives: 8

xviii) GRI 600: Business Systems & Technology (Classroom)

Instructor(s): Craig Grant

CE Law: 3

PLE Hours: 5 Electives, 3 Technology & Data

Broker Electives: 8

xix) Kentucky Core Course

Instructor(s): Dennis Stilger, Larry Disney, Pam Featherstone, Doug Myers,
Alicia Soldat

Core Hours: 6

f) Chicago Title Company

i) Canva AI for Real Estate Marketing

Instructor(s): Carmen Adams, Brittney Watson

CE Hours: 1

ii) Cyber Fraud Awareness

Instructor(s): Carmen Adams, Britney Watson

CE Hours: 1

iii) Brand Building Blueprint

Instructor(s): Carmen Adams, Brittney Watson

CE Hours: 1

g) Exit Realty Crutcher



- i) **The Comparable Market Analysis**
Instructor(s): Cindy Crutcher, Kenny Hawkins, Darlene Hirth, Anne Ruemler
PLE Hours: 3 Agency
- ii) **Residential Contracts & Other Buyer Forms**
Instructor(s): Cindy Crutcher, Kenny Hawkins, Darlene Hirth, Anne Ruemler
PLE Hours: 3 Contracts
- iii) **Listing Contract & Other Seller Forms**
Instructor(s): Cindy Crutcher, Kenny Hawkins, Darlene Hirth, Anne Ruemler
PLE Hours: 3 Contracts
- iv) **Educating the Seller on pricing, Marketing and Net Equity**
Instructor(s): Cindy Crutcher, Kenny Hawkins, Darlene Hirth, Anne Ruemler
PLE Hours: 1 Electives, 2 Risk Management
- v) **Time Management, Business Plannings & Budgeting**
Instructor(s): Cindy Crutcher, Kenny Hawkins, Darlene Hirth, Anne Ruemler
PLE Hours: 3 Electives
- vi) **Marketing Your Business**
Instructor(s): Cindy Crutcher, Kenny Hawkins, Darlene Hirth, Anne Ruemler
PLE Hours: 3 Advertising

Mr. Branson requested the Commission’s approval of the education and instructors’ applications as presented.

Commissioner Day made a motion to approve recommended education as presented. The motion was seconded by Commissioner Carter. Commissioner Chairperson Disney abstains from education motion. With all in favor, the motion passed.

KREA Legal Update

General Counsel, Patrick Riley, and Staff Attorney, René Rogers, wished everyone a happy New Year. All other comments will be made in closed session.

Committee Reports

Complaint Screening Committee (CSC)

Commissioner Carter presented the following recommendations of the CSC meeting:

- 1. 21-C-057 – Recommend to the full board for no action.



2. 22-C-055 – Recommend to the full board for further investigation.
3. 22-C-057– Recommend to the full board for further investigation.
4. 23-C-014 – Recommend to the full board for further investigation.
5. 24-C-021 – Recommend to the full board for dismissal.

Licensee Requests

None.

Closed Session

At 9:20 a.m. EST, 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 individual adjudication in the items as listed in the above-listed committee reports and/or the following matters, as presented: **H.J. and M.B. (ARC); 21-C-057, 22-C-055, 22-C-057, 23-C-014, and 24-C-021 (CSC)**. No action will be taken in closed session. All decisions regarding these matters will be finalized when the Commission reconvenes in open session. Commissioner Day seconded the motion, and, with all in favor, the Commissioners entered into closed session.

Reconvene Open Session

Commissioner Sickles moved to come out of closed session and Commissioner Day seconded the motion. With all in favor, the Kentucky Real Estate Commission Meeting resumed in open session at 10:13 a.m. EST.

Commissioner Day made a motion to defer applicants H.J. and M.B. to the February 18, 2025, ARC Meeting. Commissioner Sickles seconded the motion. With all in favor, the motion carried.

Complaint Screening Committee (CSC)

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

New Business

Chairperson Disney discussed the number of subcommittees allowed by Kentucky statute and regulation. General Counsel Riley responded that there is no limit on the number of subcommittees. However, Mr. Riley advised that two subcommittees (all less than a quorum) limited in scope and duration would be practical. Chairperson Disney inquired about advertising regulations and property management regulations and that both needed to be reviewed and strengthened. Chairperson Disney also discussed Kentucky Realtors and their input into property management. Commissioner Day suggested an eastern Kentucky training on advertising in Spring or Summer 2025. General Counsel Riley suggested that this might be a good opportunity for an in-person meeting—and perhaps in Louisville as well if feasible. Executive Director Carroll briefly discussed upcoming board training presented by the PPC.



Action Items

Executive Director Carroll advised that KREA would like to recognize a past board member who served as Chairperson at an upcoming full board meeting that this individual is able to attend, and to continue this past tradition of recognizing outgoing board members.

Public Comments

No Public Comments

Approval Per Diem

1. Commissioner Day made a motion to approve the per diem and travel expenses for the **January 14, 2025, CSC Meeting** for Commissioner Sickles and Commissioner Carter. Commissioner Hamilton seconded the motion. Having all in favor, the motion carried.
2. Commissioner Carter made a motion to approve the per diem and travel expenses for the **January 16, 2025, KREC Regular Meeting**. Commissioner Day seconded the motion. Having all in favor, the motion carried.

Meeting Adjournment

Commissioner Day made a motion to adjourn the meeting. Commissioner Carter seconded the motion. Having all in favor, the motion carried. The meeting was adjourned at 10:31 a.m. EST.

Next Scheduled Meeting

The next regular meeting of the Kentucky Real Estate Commission is at 9:00 a.m. EST on **February 20, 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 (the Commission) held on January 16, 2025. 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 February 20, 2025

Tracy Carroll

Date: 2/25/2025