



**Andy Beshear**  
GOVERNOR

**Jacqueline Coleman**  
LIEUTENANT GOVERNOR

**Ray A. Perry**  
SECRETARY

**DJ Wasson**  
DEPUTY SECRETARY

**PUBLIC PROTECTION CABINET**

**Kentucky Division of Real Property Boards**

**Kentucky Board of Auctioneers**

500 Mero Street, 2NE09

Frankfort, KY 40601

Phone: (502) 782-0722

**KENTUCKY BOARD OF AUCTIONEERS**

**Full Board Meeting**

**October 09, 2024**

**Mayo-Underwood Building and Video Conference**

**BOARD MEETING MINUTES**

A meeting of the Kentucky Board of Auctioneers ("Board") was held via Microsoft Teams videoconference on October 09, 2024, and at 500 Mero Street, Conference Room 247CE, Frankfort, KY 40601.

**Members Present**

Danny Ray Ford, Chairperson

Gregory Johnson

Bill Patrick

GeMonee Brown

Ronald Kirby

**Staff Present**

Tracy Carroll, Executive Director

Gerald Florence, Deputy Executive Director

René Rogers, Staff Attorney III

Seth Branson, Procedures Development Specialist I

Scott Pieratt, Administrative Board Coordinator

Dréa Helton, Paralegal

**Call to Order**

Chairperson Danny Ray Ford called the meeting of the Kentucky Board of Auctioneers to order at 9:30 a.m. EST. Members Johnson, Ford, Brown, Kirby, and Patrick were present, establishing a quorum.

**Approval of the September 11, 2024, Meeting Minutes**

Chairperson Ford moved to approve the September 11, 2024, meeting minutes as presented. Member Kirby seconded the motion. With all in favor, the motion carried.

### **Kentucky Division of Real Property Boards Update**

Executive Director Tracy Carroll thanked everyone for attending the Board meeting. Deputy Executive Director Gerald Florence reported that the budget had a balance of \$768,766.19 in the Board account, with the Research and Recovery Fund at \$639,247.51. Mr. Florence shared that after meeting with the Department of Finance, it was clarified that 'Operating Costs' is a projected figure rather than an actual expenditure. He also informed the Board about the upcoming hiring of an additional investigator and a seasonal administrative specialist.

### **Kentucky Division of Real Property Boards Legal Update**

Deputy Executive Director Gerald Florence presented the KBOA organizational workflow chart and announced the addition of Libby Johnson as an Administrative Specialist. Mr. Florence is actively recruiting an investigator with experience in both investigative and real property fields. Member Johnson requested that a workforce flowchart be sent to each board member to aid in formulating future workforce recommendations.

### **Old Business – Complaint**

General Counsel René Rogers reported no new complaints from the Complaints and Review Committee (which did not meet this month as a result). The five ongoing cases from September 11, 2024, are under further investigation, with additional updates expected at the next Board meeting. Ms. Rogers also noted that the Board's recommendations would be forwarded to the Office of the Secretary.

### **Online Proctored Exam**

Board Coordinator Scott Pieratt reported that since the last update on September 11, 2024, seven (7) individuals took the exam. Of those, five (5) failed, and two (2) passed.

### **Closed Session**

A Board member may enter closed session per KRS 61.815 and KRS 61.810 (1)(c) and (j) to discuss proposed or pending litigation and deliberate on combined individual adjudications in specific cases. Previous cases from the September 11, 2024, Board meeting have been referred for further investigation; therefore, no new matters were discussed and a closed session was not necessary.

### **Reconvene in Open Session**

### **Motions from Closed Session**

No motions were made.

### **New Business**

Chairperson Ford announced that the Board's staffing memorandum and recommendations would be submitted to the Secretary's Office of the Public Protection Cabinet.

Staff Attorney, Rogers stated that Auctioneer Coordinator Scott Pieratt will schedule the 2025 Board meetings on the second Wednesday of each month, for review and approval at the next Board meeting on November 13, 2024, at 9:30 a.m.

**Public Comments**

No public comments.

**Upcoming Meeting**

The next regular meeting of the Board is scheduled for November 13, 2024.

**Approval of Per Diem and Travel Expenditures**

Member Kirby moved to approve per diem and travel expenses for the Complaints Review Committee and the full Board meeting held on October 09, 2024. Member Patrick seconded the motion. With all in favor, the motion carried.

**Meeting Adjournment**

Chairperson Ford motioned to adjourn the meeting. Member Johnson seconded the motion. With all in favor, the motion carried, and Chairperson Ford adjourned the meeting at 10:54 a.m. EST.

Pursuant to KRS 324B.060, I, Tracy Carroll,  
Executive Director of the Kentucky Real Estate Authority  
(KREA), have reviewed and Approved the expenditures for the meeting  
of the Kentucky Board of Auctioneers (the Board) held on October 09, 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 Board at this  
meeting related to individual disciplinary matters, investigations, or applicant reviews.  
The Board approved the minutes of its October 09, 2024, meeting, at its meeting held on  
November 13, 2024.

Tracy Carroll 1/21/2024  
Executive Director Date