

Andy Beshear  
Governor

Jacqueline Coleman  
Lieutenant Governor



Ray A. Perry  
Secretary

D.J. 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) 564-7600

**Kentucky Board of Auctioneers**  
**Board Meeting Minutes**

**December 10, 2025**  
**9:30 a.m. ET**

A meeting of the Kentucky Board of Auctioneers was held on December 10, 2025, at the Mayo-Underwood Building, Frankfort, KY 40601, Room 247CE and by videoconference via MS Teams.

**Members Present**

Chairperson Gregory Johnson  
Member GeMonee Brown  
Member John Kessler  
Member Ronald Kirby  
Member Russell Mills

**Staff Present**

Tracy Carroll, Director  
Gerald Florence, Deputy Director  
Patrick Riley, General Counsel  
Danielle Haddad, Staff Attorney III  
Seth Branson, Procedures Development Specialist II  
Randy Kloss, Investigator  
Tim Nehring, Investigator  
Scott Pieratt, Administrative Coordinator

**Guests**

Joseph R. Gribbins



### **Call to Order**

Chairperson Johnson called the meeting of the Kentucky Board of Auctioneers to order at 9:30 a.m. ET.

### **Amended November Board Meeting Minutes**

General Counsel Patrick Riley informed the board of the need to amend the November 12, 2025, Minutes to reflect the term period of newly appointed board members Russell Mills and John Kessler to fill three (3) year appointments. Member Kessler moved to approve the November 12, 2025, meeting minutes as amended. Member Mills seconded the motion. Having all in favor, the motion carried.

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

Executive Director Tracy Carroll thanked everyone for attending the Board Meeting and wished everyone a Happy Holiday season. She said the KAA Conference travel has been approved, and plaques have been ordered for appreciation of immediate past board members. Deputy Director Gerald Florence provided a staffing update.

### **Financial Report**

Deputy Director Gerald Florence presented the budget total for the Board of Auctioneers as \$635,394.24 FY26 YTD as of December 1, 2025.

The total for the Board of Auctioneers Education and Recovery Fund was reported to be \$691,321.45 FY26 YTD as of December 1, 2025.

### **Legal Update**

General Counsel Patrick Riley thanked everyone for their attendance and wished everyone Happy Holidays. General Counsel Patrick Riley said he would defer his comments to the New Business portion of the Board Meeting.

### **Licensure Report**

Administrative Coordinator Scott Pieratt reported two (2) persons who took the Auctioneers examination. Both applicants failed the exam.

### **Closed Session**

No Closed Session



## **New Business and Action Items**

1. General Counsel Patrick Riley said the KBOA and Division of Real Properties staff will work to finalize next steps in retaining Joe Gribbins as the KBOA Continuing Education Consultant. Member Kirby motioned to retain Joe Gribbins as the KBOA Continuing Education Consultant. Motion was seconded by Member Kessler having all in favor the motion passed.
2. Joe Gribbins presented the CORE Course and presentation materials. Member Kessler moved to approve the CORE changes and allow changes to be made if brought forth in the future before the Board. Member Kirby seconded the motion. Having all in favor, the motion carried.
3. Member Kessler motioned to approve Continuing Education Classes at the upcoming KAA Convention in January of 2026. Member Kirby seconded the motion. Having all in favor the motion carried.
4. Director Tracy Carroll stated the need to have an education provider training session before the January Convention. Joe Gribbins offered to teach the class and KBOA staff will plan with Education Providers to facilitate the class.

## **Regulation Review**

Regulation review continued for the three Auctioneer regulations – 831 KAR 1:010, 020, and 030. There was discussion about updating licensing periods, fees, standards of conduct, emergency hearings, registration of escrow accounts, and education requirements. Drafts of new language will be provided by board counsel at the January meeting.

## **Approval Per Diem**

Member Kessler made a motion to approve the per diem and travel expenses for the following:

1. December 10, 2025, KBOA Main Meeting

Member Mills seconded the motion. Having all in favor, the motion carried.

## **Meeting Adjournment**

Member Kirby moved to adjourn the meeting at 10:32 a.m. ET. Member Mills seconded the motion. Having all in favor, the meeting adjourned.

**Next meeting will be held on January 25, 2026**



Pursuant to KRS 324B.060, I, Tracy Carroll,  
Executive Director for the Kentucky Division of Real Property Boards  
Kentucky Board of Auctioneers,  
have reviewed and Approved the expenditures for the meeting of the  
Kentucky Board of Auctioneers (the Board) held on  
December 10, 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

December 10, 2025

Signature Tracy Carroll

Today's Date: 2/16/2026

