

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

February 11, 2026
9:30 a.m. ET

A meeting of the Kentucky Board of Auctioneers was held on February 11, 2026, 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
Rachel Couch, Paralegal
Seth Branson, Procedures Development Specialist II
Randy Kloss, Investigator
Tim Nehring, Investigator

Guests

Joseph R. Gribbins



Call to Order

Chairperson Johnson called the meeting of the Kentucky Board of Auctioneers to order at 10:00 a.m. ET.

Approval of Minutes

Member Kirby moved to approve the December 10, 2025, meeting minutes as presented. Member Mills seconded the motion. Having all in favor, the motion carried.

Recognition of Past Board Members

The Board presented a plaque of appreciation to past Chairman Danny Ford for his years of service with KBOA. General Counsel Patrick Riley thanked Mr. Ford for his years of service and dedication to the Board. Director Tracy Carroll thanked Mr. Ford for his service to the industry, for his professionalism as a board member, and for his longstanding friendship with her family. Deputy Director Gerald Florence stated he appreciated Mr. Ford's insight into the industry and for his years of service.

Division of Real Property Boards Update

Director Tracy Carroll thanked everyone for attending the Board Meeting and stated she was disappointed that the severe weather prevented staff from attending the 2026 KAA Conference in Bowling Green, Kentucky. Director Carroll stated she appreciates the support and understanding of everyone as the Board embarks on an exciting 2026. Deputy Director Gerald Florence introduced Rachel Couch as the new paralegal. He also spoke about working with the Cabinet's IT department on improving the efficiency of the office by streamlining the licensing process through the eServices online portal.

Financial Report

Deputy Executive Director Gerald Florence presented the operating budget total for the Board of Auctioneers as \$591,517.96 for FY26 YTD as of February 11, 2026.

The total for the Board of Auctioneers Education and Recovery Fund was reported to be \$696,431.81 for FY26 YTD as of February 11, 2026.

Legal Update

General Counsel Patrick Riley thanked everyone that was in attendance for the meeting. He gave a brief update on House Bills 566 and 458 that could have a potential impact on the Board of Auctioneers. The Board will resume their regulation review at the March meeting. General Counsel Riley also administratively added 2025-KBOA-001 and In re: Licensee Request of J.M.2. to the Agenda.



Licensure Report

Procedural Development Specialist Seth Branson reported five (5) people took the Auctioneers examination. Three (3) applicants passed and two (2) failed.

Complaint Committee Report

Member Kirby presented the following recommendations to the full board:

1. **Matter No. 24-009** – Recommend a \$500 fine and 3 hours of Continuing Education in Law.
2. **Matter No. 24-010** – Recommend a \$500 fine, 6 hours of Continuing Education, and restitution.
3. **Matter No. 25-015** – Recommend a \$2,000 fine, 6 hours of Continuing Education, 1-year probationary period, and to file a complaint against the online auction company.
4. **Matter No. 25-016** – Recommend issuing a cease-and-desist letter.
5. **Matter No. 2025-KBOA-001** – Recommend deferring to the main meeting.

Licensee Requests:

1. **J.R.M.** – To discuss request in closed session.
2. **M.G.** – To discuss request in closed session.
3. **J.M.2.** – To discuss request in closed session.

Closed Session

Member Kessler 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 on individual adjudications at 10:31 a.m. ET. Member Brown seconded the motion. Having all in favor, the motion carried.

Reconvene in Open Session

Member Kessler made a motion to come back to open session at 10:49 a.m. ET. Member Mills seconded the motion. Having all in favor, the motion carried.

Motions from Closed Session

1. **Matter No. 24-009** – Member Kirby made a motion to approve a \$500 fine and 3 hours of Continuing Education in Law. Member Kessler seconded the motion. Having all in favor, the motion carried.
2. **Matter No. 24-010** – Member Kirby made a motion to approve a \$500 fine, 6 hours of Continuing Education, and restitution. Member Kessler seconded the motion. Having all in favor, the motion carried.
3. **Matter No. 25-015** – Member Kirby motioned to issue a \$2,000 fine, 6 hours of Continuing



- Education, 1-year probationary period, and filing a complaint against the online auction company. Member Kessler seconded the motion. Having all in favor, the motion carried.
4. **Matter No. 25-016** – Member Kirby motioned to issue a cease-and-desist letter. Member Kessler seconded the motion. Having all in favor, the motion carried.
 5. **Matter No. 2025-KBOA-001** – Member Kirby motioned to deny offer and proceed with administrative hearing. Member Kessler seconded the motion. Having all in favor, the motion carried.
 6. **In re: Licensee Request of J.R.M.** – Member Mills made a motion to approve the request pending all licensing criteria are met and waive any required fees. Member Kirby seconded the motion. Having all in favor, the motion passed.
 7. **In re: Licensee Request of M.G.** – Member Mills made a motion to defer request to March meeting to gather more information. Member Kirby seconded the motion. Having all in favor, the motion passed.
 8. **In re: Licensee Request of J.M.2.** – Member Mills made a motion to defer request to March meeting to gather more information. Member Kirby seconded the motion. Having all in favor, the motion carried.

New Business and Action Items

1. Mr. Joe Gribbins provided an update to the CORE course with the revisions that were made in early February 2026. Mr. Gribbons also expressed his appreciation for Board Administrator Scott Pieratt for successfully facilitating the January training course.
2. Agency staff stated that they would reach out to Cornerstone Contribution for further information.
3. It was reported that Texas recently became a license recognition state. As a result, the need for a reciprocity agreement between Kentucky and Texas is obviated.
4. The Board entertained discussion from Mr. Gribbins regarding a full-time education director for the KBOA board. Deputy Director Florence stated that this matter could potentially be included in an annual letter from the Board chairman to the Cabinet secretary as contemplated by KRS 330.050(11) [formerly 24 HB 403].

Public Comments

No Public Comment.

Approval Per Diem

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

1. February 11, 2026, CRC Meeting; and
2. February 11, 2026, KBOA Main Meeting.

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



Meeting Adjournment

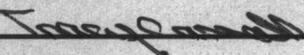
Member Kessler moved to adjourn the meeting at 11:20 a.m. ET. Member Mills seconded the motion. Having all in favor, the meeting adjourned.

Next meeting will be held on March 11, 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
February 11, 2026. 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
March 11, 2026.

Signature 

Today's Date: 3/11/26

