

**Minutes of the Teleconference Meeting of the
Arkansas Home Inspector Registration Board
Little Rock
May 3, 2017**

Board Members participating:

Wayne Pace, Chairman	Robert Neal	Joe Kanopsic
Allen Trammell	Cheryl Payne-Nesuda	Bob Downum (<i>Absent</i>)
Tom Allen (<i>Late Arrival</i>)		

Board Administrator: Charlotte London

Others Present:	Assistant Attorney General:	Julie Chavis
	AAREI Lobbyist:	Bob Balhorn
	Applicants:	Chad Childress
		Christopher Cochran
		Brian Hendrix
		Chris L. McNamee
		Grady Stimmel
	Registration Renewal:	Kevin Whitworth
	Participant:	Margaret Washburn

I. Agenda Item I: Call to Order/Roll Call

Meeting called to order at 8:10 a.m.
Roll call by Mr. Pace - All Board Members present except Mr. Downum and Mr. Allen.

II. Agenda Item II: Approval of May 3, 2017 Meeting Agenda

Motion was made by Mr. Kanopsic to approve the agenda and seconded by Ms. Payne-Nesuda. All Board members voted in favor of the motion with aye.

III. Agenda Item III: Approval of Minutes

Motion was made by Mr. Kanopsic to approve the meeting minutes of April 5, 2017 pending a correction is made by replacing the name 'Arkansas Realtors Commission' with 'Arkansas Real Estate Commission.' The motion was seconded by Ms. Payne-Nesuda and all Board members voted in favor of the motion with aye.

IV. Agenda Item IV: Financials

Mr. Kanopsic motioned to approve the financials for April, Mr. Trammell seconded and all Board members voted in favor of the motion with aye.

April Available Cash	\$416,047.12
Revenue	\$1,515.00
Salary Expense	\$3,927.78
Office Supplies	\$163.48
Postage/Telecom Wired	\$77.68
Office Rent	\$625.00
Board Member Travel	\$433.87
Background Checks	\$220.00
Refunds	\$0.00
Total Expense	\$1,520.03
Monthly Burn Rate	\$1,456.16

V. Agenda Item V: Review of New Applicants

The Board reviewed eight (8) new applicants and one (1) registration renewal.

1. Christopher Cochran
 2. Brian K. Hendrix
 3. Brian K. Jones
 4. William T. McCallie
 5. Chris L. McNamee
 6. Derek D. Reaves
 7. Chad Lee Childress
 8. Grady Stimmel
 9. Kevin Ray Whitworth, HI-1708
1. Christopher Cochran -Mr. Neal motioned to approve applicants #1, 2, 3 and 6. Ms. Payne-Nesuda seconded and all Board members voted in favor of the motion with aye.
 2. Brian Hendrix - See decision of Board in #1
 3. Brian Jones - See decision of Board in #1
 4. William McCallie - Mr. Neal motioned to approve applicant #4 pending receipt of the phone number of his insurance agent, Mr. Kanopsic seconded and all Board members voted in favor of the motion with aye.
 5. Chris McNamee - Mr. Kanopsic motioned to approve applicant #5 pending further discussion and Mr. Trammell seconded. Mr. McNamee had completed his training in Texas. Mr. Neal said Arkansas does not have reciprocity with Texas and neither does Texas accept Arkansas training as sufficient for licensing. Mr. Neal said Mr. McNamee should take the Arkansas Standards of Practice course in time for the 2019 Registration Renewal period. Mr. Neal added that the website would be updated to show the requirements for Arkansas licensing to prevent future issues from applicants in other states. Mr. McNamee was asked where he had gotten his information about obtaining an Arkansas license with Texas training and he said Derek Ballard, a currently licensed Home Inspector, had told him that the Texas training would qualify him for licensing in Arkansas. All Board members voted in favor of the motion to approve the applicant with aye.
 6. Derek Reaves - See decision of Board in #1
 7. Chad Childress – Mr. Childress’ application was originally reviewed during the April meeting, but was tabled until more documentation was received on the status of a past conviction. His documentation did show that his battery conviction had been reduced to a disorderly conduct charge. Mr. Neal motioned to approve Mr. Childress, Mr. Kanopsic seconded and all Board members voted in favor of the motion to approve his application with aye.
 8. Grady Stimmel – Mr. Stimmel’s application was originally reviewed during the April meeting, but was tabled until more documentation was received about his training certificates. Mr. Neal motioned to approve with further discussion and Mr. Trammell seconded. Mr. Pace asked Mr. Stimmel if any of his coursework consisted of classroom training because all of his certificates were listed as correspondence courses. Mr. Stimmel said that more than 80 hours were spent in classroom training. Mr. Pace asked him if he could provide documentation from the school that would show that at least 80 hours were completed as classroom training. Mr. Stimmel replied that he could get that documentation to the Board. Mr. Neal amended the motion to approval pending receipt of documentation showing 80 hours of classroom work, Ms. Payne-Nesuda seconded and all Board members voted in favor of the motion to approve his application with aye.

9. Kevin Ray Whitworth, HI-1708 – Mr. Whitworth had been on Inactive Status and wanted to reactivate his license by renewing his registration. Mr. Kanopsic motioned to approve the registration renewal, Mr. Trammell seconded and all Board members voted in favor of the motion to approve with aye.

VI. Agenda Item VI Status of Complaints

1. OLD COMPLAINTS

- a. Kyndal & John Wiles vs Ron Allen, HI-1583 (*Initial Complaint received November, 2016; 2/2/2017-Notification letter mailed to Home Inspector; Mr. Allen responded by email on 2/11/2017*) Mr. Neal said he is waiting on more information on this complaint. He said there was an omission in the Home Inspector's report that involved two-prong plugs that were not grounded being replaced with three-prong plugs that also were not grounded. Mr. Trammell suggested the Board wait until all the information is in before any decision is made.
- b. Margaret Washburn vs Jerry Hoffman, HI-1500 (*Initial Complaint received January, 2017; 2/2/2017-Notification letter mailed to Home Inspector; Mr. Hoffman responded by email on 2/27/2017*) Mr. Neal said the complaint did not match up to what was in the home inspection report. Mr. Pace said there should probably be a fine imposed on the Home Inspector because of things that were not done, but are required according to the Standards of Practice. Ms. Chavis said she could do a Consent Agreement with a fine that would be sent to the Home Inspector. Mr. Pace suggested a fine of \$250.00. Mr. Pace asked Ms. Chavis to use the McCormick letter as a base for future Consent Agreements.
- c. James Williams vs Richard Mobley, HI-1497 (*Initial Complaint received January 2017; 2/2/2017-Notification letter mailed to Home Inspector; Mr. Mobley responded by email on 2/10/2017*) After review of the complaint, the Board voted to dismiss the complaint as unfounded. Mr. Neal said he would send a letter to the complainant.
- d. Frank Gubanski vs Stephen Bevill, HI-1347 (*Hearing held on 2/22/2017, Decision to uphold the dismissal of the complaint-Update from Ms. Chavis on status of possible appeal*) Ms. Chavis said she received a letter from Mr. Montgomery, the attorney for Mr. Gubanski, and the letter has to be signed by Mr. Pace. She said any notice of an appeal would not be known until after Mr. Montgomery gets the signed letter back. Ms. Chavis said she would send the letter to Mr. Pace.
- e. Justin Hall – (*Engineer who is not a registered home inspector in Arkansas, but has advertised that he does home inspections*) Ms. Chavis has had several phone conversations with Mr. Hall and he wants the Board to remove the notification on the website about him not being a registered home inspector even though he advertises that he does perform home inspections.

Mr. Kanopsic then made a motion to table the complaint discussions until the next meeting, Mr. Trammell seconded and all Board members voted in favor of the motion to approve with aye.

At 9:00 a.m., Board member, Mr. Allen joined the teleconference.

- f. John Williams, HI-1581 (*Currently on Inactive Status*) –Ms. Chavis said she received an email from Mr. Curry, the attorney for Mr. Williams, and he does not want to admit fault on his complaints. She said the Board is offering Mr. Williams a fair agreement with a Consent Agreement that specifies he never perform home inspections in Arkansas again along with an ethics violation fine of \$500.00 because he told a client about his friend's house being up for sale.

2. NEW COMPLAINTS

VII. Agenda Item VII Continuing Education/Pre-Registration Courses

VIII. Agenda Item VIII New Business

1. Apprenticeship Training – Tabled until next meeting
2. Test Scores for Pre-Registration course – Tabled until next meeting
3. Mr. Allen said he would like more information about past complaints against Home Inspectors. He said there should be more clarification about the requirements for becoming a Home Inspector so the number of Home Inspectors leaving the field could be reduced. He said he wants to stop the revolving door of Home Inspectors entering and leaving the field by finding out the reasons they leave. Mr. Pace said this issue would be discussed further at the next meeting. Mr. Neal then asked if the Board would be okay with him and Mr. Allen meeting to discuss these issues. Mr. Pace said it would be fine as long as they posted it, in advance, as a public meeting on the state calendar.
4. AHIRB Advertising - Mr. Neal motioned to table any additional new business until the next meeting, Mr. Trammell seconded and all Board members voted in favor of the motion to approve with aye.

IX. Agenda Item IX Old Business

X. Agenda Item X Administrator's Update to Board Members

1. Ms. London told the Board the insurance renewal letters for May had been mailed in mid-April.
2. Purchases in March totaled \$163.48 for office supplies.
3. The Board was informed about a phone call Ms. London received concerning a licensed electrician who was performing home inspections without being registered as a home inspector. Mr. Pace said there was not much that could be done unless a formal complaint was filed against the electrician.
4. Devin Barker, HI-1754 had been on Inactive Status for three (3) weeks and wanted to reactivate his license. He was approved for his 2017 Registration Renewal and was in Good Standing until he changed his status to Inactive. Mr. Neal motioned to waive all requirements for reactivation of his license and that Mr. Barker is reinstated as a Home Inspector in Good Standing, Mr. Trammell seconded and all Board members voted in favor of the motion to approve with aye.
5. Ms. London told the Board that William McCormick, HI-1443 complied with his Consent Agreement and had submitted his second quarterly Home Inspection Report for review. She asked if any of the Board members wanted to review the reports. Mr. Pace said that he would stop by the office to review the reports.

XI. Agenda Item XI Schedule Next Meeting

1. The next Board meeting is scheduled for Wednesday, June 7, 2017 at 9:30 a.m.

XII. Agenda Item XII Election of Officers for AHIRB

1. Mr. Neal nominated Mr. Allen for Chairman. Mr. Allen declined by saying that his best work will not be done as Chairman and he would like to devote his energy to other areas. Mr. Pace then nominated Mr. Neal for Chairman, Mr. Allen seconded and all Board members voted in favor of the nomination with aye.

Mr. Pace nominated Mr. Allen for Vice Chairman, Mr. Trammell seconded and all Board members voted in favor of the nomination with aye.

Mr. Neal nominated Mr. Kanopsic for Secretary/Treasurer, Mr. Trammell seconded and all Board members voted in favor of the nomination with aye.

XIII. Agenda Item XII Adjournment

Mr. Neal adjourned the teleconference at 9:35 a.m.