

MINUTES OF THE QUARTERLY BOARD MEETING
of
LOUISIANA STATE BOARD OF HOME INSPECTORS

Friday, June 6, 2008
9:00 AM
Office of the LSBHI
4664 Jamestown Ave., Suite 220, Baton Rouge

Board Members in Attendance:

District 1 – Terry Hardouin	District 4 –
District 2 –	District 5 – Ralph “Dick” Chance
District 3 – William “Bill” Hatchett	District 6 – Michael LeBas, P.E.
	District 7 – Ceil Fuselier

Those members being in attendance, Chairman LeBas called the meeting to order at 9:04 AM.

Mr. Chance motioned to revise the agenda to discuss the Minutes of the April 18, 2008 Board Meeting first; add a letter of gratitude to Representative Bernard LeBas for assisting this Board with HB363; and to move Skye-Tec to third on the agenda. Mr. Hatchett seconded, and the vote to approve unanimous.

Mr. Hatchett motioned to add C-08-010 Stein v. Kouzoukas as the last item on the agenda. Ms. Fuselier seconded and the approval was unanimous.

Mr. Chance motioned to change the second line of the April 18 minutes to read “March 8, 2008 minutes”, and then approve. Mr. Hatchett seconded, and the minutes were approved unanimously.

Vice Chair Fuselier motioned the Board to write a “thank you” letter to State Legislator Bernard LeBas for his support and for drafting House Bill 363. Mr. Hardouin seconded and the motion carried unanimously.

Next on the agenda, Skye Tec building products and their representative presented some new building code materials for 2009.

Mr. Chance motioned to permanently revoke the Home Inspector License #10396 belonging to Corey Fritts, as well as notifying his franchisore, the LA Real Estate Commission, and the LA Realtors’ Association. Mr. Hatchett seconded and the motion was adopted unanimously.

Kevin Rodney, expired license holder, approached the Board re: leniency, if and when HB363 is signed by Governor Jindal. Mr. Hatchett motioned to restore Mr. Rodney’s license, if and when, the Governor signs the bill. Vice Chair Fuselier seconded and the motion was adopted by unanimous vote.

Special Investigative Entity (SIE) Mr. Chance presented his final findings to the Board re: C-08-005, LaValle v. Rogers, LHI #10031. Mr. Chance concluded that Mr. Rogers failed:

§ 317. Plumbing System:

A. The home inspector shall inspect:
3. hot water systems including:
water heating equipment; normal
operating controls; automatic safety
controls; and chimneys, flues and
vents;

as well as

B. The home inspector shall describe:
3. water heating equipment;

Based on these findings, Mr. Hatchett motioned that the Board fine Mr. Rogers \$100 for a failure to adhere to the Standards of Practice of this Board; and \$300 for failure to properly inspect and report required items. Mr. Hardouin seconded, and the motion carried unanimously.

The matter of delinquent fees for Licensed Home Inspector (LHI) #10504 Will Cullen was next on the agenda. Of the \$1750.00 owed to this Board, Mr. Chance motioned to allow him 12 months to make restitution, and Mr. Hatchett seconded. The motion carried unanimously.

The matter of LHI #10578 Andy McGregor and a potential violation of this Board's Code of Ethics was next on the agenda. Mr. McGregor performed a Home Inspection on a home in which his employer (a real estate agent) had a financial, or apparent, financial interest. Mr. Hatchett motioned that Mr. McGregor was in violation of Code of Ethics nos. 1,2,3 and 12, and that a fine of \$1000 be levied. Vice Chair Fuselier seconded. Prior to a vote, Mr. Hardouin motioned to strike Code of Ethics allegations nos. 1,2, and 3, and to reduce the fine to \$500. Code of Ethics violation 12 would stay in the motion. Vice Chair Fuselier seconded, and motion was adopted unanimously.

Mr. Chance motioned for this office to write a letter to Mr. McGregor ordering to cease and desist from performing any inspections for Prudential Elite Real Estate in the Lake Charles franchise area. Mr. Hatchett seconded and amended the motion to notify all multi-LHI houses of this forbidden practice. Vice Chair Fuselier seconded and the motion carried by unanimous vote.

Mr. Hatchett motioned for this office to notify the LA Real Estate Commission of Tom Jones' involvement in this affair, as owner of Perfection Inspection. Mr. Hardouin seconded and the motion passed by a unanimous vote.

One other issue involving Mr. McGregor arose. Since there was no License No. on his vehicle, Mr. Hardouin motioned for the standard \$100 fine. Vice Chair Fuselier seconded and the motion was adopted unanimously.

Friday, July 25, 2008 was established as the next Board Meeting date. The main objective of that meeting is to discuss a proposed increase in Monthly Reporting Inspection fees.

Chairman LeBas left the meeting at 10:45 to answer a subpoena, and the gavel was turned over to Vice Chair Fuselier.

ABC Education Services', of Vilonia, Arkansas, application as a 90-hour pre-licensing provider was reviewed. Mr. Chance motioned to accept them as a provider. Mr. Hatchett seconded and the motion passed unanimously.

Lee & Grant's application as a pre-licensing Education Provider was denied, due to insufficient submission of course materials.

Cal Grevemberg agreed to become the Field Inspector for all of our approved pre-licensing Education providers, for mileage and expenses only.

Recommendations from the recent Infield Training Summit were discussed. Mr. Hatchett motioned to change Infield Training entirely to what is now called "Dead Training", by January 1, 2009. At that point the name of this will change to "Platform Training", and a required 30 hours length, in real time. Besides the change to Platform Training, Mr. Hatchett motioned to include ten (10) actual home inspections in the company of an approved LHI, also as a prerequisite to licensure. Mr. Hardouin seconded the motion, and the vote in approval was unanimous.

C-08-010, Steiner v. Kouzoukas was next on the agenda. Due to a lack of a specific allegation of a violation the LSBHI's Standards of Practice or Code of Ethics, Mr. Hardouin, based on the explanation of SIE Mr. Hatchett, motioned to dismiss the complaint. Acting Chair Fuselier seconded, and the motion passed unanimously.

Acting Chair Fuselier closed the meeting at noon.

Other attendees: COO; Foxe Smothers; Joe Cook; Will Cullen; Phyllis Perron; Darrin Blystad; Darius Grimes; Kimberly Louper, attorney for House Call.

Minutes recorded by: COO