

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

Friday, December 5th, 2014  
9:00 AM  
Office of the LSBHI  
4664 Jamestown Ave., Suite 220, Baton Rouge

Board Members in Attendance:

District 1 – Friedrich Gurtler, P.E.	District 4 – Darren Montgomery
District 2 – Roy E Burst III	District 5 – Michael Burroughs
District 3 – Cal Grevemberg	District 6 – Kevin Dinkel
	District 7 – Keith Blanchard

**I**

Those members being in attendance, Chairman Cal Grevemberg called the meeting to order at 9:00 AM followed by the Pledge of Allegiance.

The Board reviewed the minutes from the previous Quarterly Board Meeting. Mr. Mike Burroughs motioned to approve the minutes as written. Mr. Kevin Dinkel seconded and the motion carried unanimously.

Chairman, Cal Grevemberg then recognized many individuals in the room by extending his gratitude for what they have done over the years.

**II**

**C-14-010 Creekmore v. Joyner LHI#10656-** Both parties were present, as well as Mr. Joyner's attorney, Mrs. Sheri Morris. Both parties briefed the Board in regards to the issues in the complaint. Mr. Gurtler motioned to find Mr. Joyner in violation of LAC46XL.305B.1– failure to provide the client with a pre-inspection agreement contract- with a fine of \$250.00 plus Mr. Joyner must attend the next Standards of Practice and Report Writing seminar. Mike Burroughs seconded and the motion was carried. Mr. Burroughs motioned to dismiss the following alleged violations. LAC46XL.315.A1-5; 317A.2; 325A.1; 325A.5; 325B.2; Mr. Burst III seconded and the motion was carried. Mr. Gurtler motioned to dismiss the alleged violation for LAC46XL.327A.3 and Mr. Dinkel seconded; the motion was carried. Mr. Montgomery motioned to dismiss the alleged violation for LAC46XL.501B.1 & 4 and Mr. Burst III seconded; the motion was carried.

**C-14-013 LSBHI v. Donaldson Education-** Dismissed- no probable cause

**C-14-014 Maclauchlan v. Kouzoukas LHI# 10208-** Complaint withdrawn by the complainant prior to the Board meeting.

**III**

The Board reviewed Pre-licensing Education provider and In-field Trainer applications: Precision School of Inspection (classroom only)- Fritz Gurtler motioned to approve their application. Mike Burroughs seconded the motion and the motion was carried.

Paul Young (in-field trainer) - Fritz Gurtler motioned to approve Mr. Young's application. Mike Burroughs seconded and the motion was carried.

#### **IV**

Discuss changes in the renewal process for Home Inspector's whose license has been expired more than three years. This agenda topic was tabled to the next Board meeting.

#### **V**

Joe Cook then briefed the Board on corrugated stainless steel tubing (CSST) and suggested possibly adding a change to our current SOP requiring HI's to inspect the bonding on gas lines. It was agreed by the Board that Sidney Chaisson and Joe Cook would do more research on the topic and will discuss at the next Board meeting.

#### **VI**

Marc LeBlanc proposed a rule change that would prohibit HI's from doing cost estimates. After much discussion amongst the Board and the audience, it was noted that the Board cannot prohibit HI's from giving cost estimates. However, he or she could run a risk by doing so. (Reference LAC46XL501B.9)

#### **VII**

The Board then discussed the possibility of contracting out SIE's for complaints and possibly hiring part time employee or investigator. Fritz Gurtler suggested the Board send a notice to the Attorney General's office to find out what our limits are before we put out a request for public bid.

#### **VIII**

Roy Burst III talked to the Board about Louisiana Citizens Insurance and Millennium Information Services. Who are their inspectors and what do they inspect? Mr. Gurtler motioned that the Board compose a committee of four individuals and schedule an appointment with Louisiana Citizens insurance to discuss the conduct of insurance inspections. Mr. Burst seconded and the motion was carried. The committee consists of: Roy Burst III, Fritz Gurtler, Joe Cook and Mike Burroughs.

#### **IX**

Mold Insurance coverage- should the Board require this on all insurance policies? It was determined that the Board cannot require Home Inspectors to carry mold coverage, although it would be highly advantageous for the home inspector to include it on his or her policy.

#### **X**

Update -Notice of Intent- Board Attorney, Albert Nicaud informed the Board and the public that the State Register had some rule changes in August and this has delayed the production of the most up to date version of the Standards of Practice. Once these are updated the Board C.O.O., Morgan Spinosa, will broadcast.

#### **XI**

The Board reviewed the Board Attorney's contract.

#### **XII**

The Board reviewed the comprehensive budget prepared by the Board COO, Morgan Spinosa. The budget presented a complete financial plan for the ensuing year. The comprehensive budget included financial information for the last completed fiscal year, estimates covering the entire current fiscal year, as well as the official budget for the ensuing fiscal year. Roy Burst III motioned to approve the 2015 fiscal year budget. Fritz Gurtler seconded and the motion was carried.

### **XIII**

Election of 2015 officers:

Cal Grevemberg motioned that the Board elect Mr. Friedrich Gurtler as Chairman and Darren Montgomery seconded and the motion was carried.

Cal Grevemberg motioned that the Board elect Mr. Mike Burroughs as Vice Chairman and Roy Burst III seconded and the motion was carried.

2015 Chairman- Mr. Friedrich Gurtler

2015 Vice Chairman- Mr. Mike Burroughs

**Executive session 12:00 P.M.**

**Open session 12:15 P.M.**

**Meeting Adjourned 12:20 P.M.**

Mr. Burroughs motioned to adjourn, Mr. Burst seconded and the motion was carried.

Other attendees: Albert Nicaud, Board Attorney; Morgan Spinosa, COO; Paul Collucci, Doug Frickey, Joe Cook, Sheri Morris, Johnny Joyner, Sidney Chaisson, Troy Caraccioli, Michael Kendrick, Marc LeBlanc, Patric Larson, Darren Montgomery, Cynthia Shockey, Connie Boudoin, Roland LeBlanc, Hunter Bridges, Gordon Atwell, Chris Gomez, Chad Dinkel

Minutes recorded by: C.O.O. Spinosa