

MINUTES OF THE BOARD MEETING
Of
LOUISIANA STATE BOARD OF HOME INSPECTORS

Friday, March 6, 2015
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 – Mike Burroughs
District 3 –	District 6 – Kevin Dinkel
	District 7 – Keith Blanchard

I

Those members being in attendance, Chairman Fritz Gurtler 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. Roy Burst III motioned to approve the minutes as written. Mr. Mike Burroughs seconded and the motion carried unanimously.

Mr. Gurtler noted that the Board is legally obligated to provide CART services for those who are hearing impaired. Those services were provided by Sign Language Services International Inc. It was brought to the Boards attention that the services would not be utilized and the interpreter was dismissed from the meeting.

II

C-14-015 Boudoin v. Blanchard LHI #10752- Both parties was present, as well as Mr. Blanchard's attorney, Mrs. Sheri Morris. The Board reviewed the proposed settlement offer. After much discussion Darren Montgomery motioned to accept the settlement offer and Kevin Dinkel seconded. The motion was defeated by a 3-2 vote with Keith Blanchard abstaining. The complaint will be scheduled for a hearing during the June 5, 2015 Board meeting.

III

The Board reviewed and revised the pre-inspection agreement that is available on the website. Mike Burroughs motioned to accept the changes as written and Keith Blanchard seconded. The motion was carried by a unanimous vote. Once the changes have been updated the Board C.O.O., Morgan Spinosa will broadcast to all Home Inspectors via email.

IV

The Board then reviewed the proposed changes to the In-field training rules and guidelines. After making a few changes to the proposal Mike Burroughs motioned to adopt the changes as amended. Roy Burst III seconded and the motion was carried.

V & IX

Joe Cook proposed adding a page to the website that would include verbiage in regards to Mold and how it pertains to Home Inspectors. The Board decided to include the verbiage in the Quarterly Newsletter.

VI

Joe Cook then spoke to the Board about seeing some changes to the National Home Inspectors Exam (NHIE), or possibly having a state specific exam. Chairman, Fritz Gurtler suggested the Board form a committee to research the details of possibly creating a state specific exam. There was a motion by Mike Burroughs for the Board to create a committee. Kevin Dinkel seconded the motion and the motion was carried.

VII

The Board then discussed the renewal process for Home Inspectors whose license has been expired more than three years. This was tabled from the previous Board meeting. Roy Burst motioned to decrease the requirements for reinstatement of a lapsed Home Inspector license. The motion died.

VIII

The Board discussed to proper handling for late monthly reporting. The Board stated all monthly reporting must be filed by the 15th of the following month in accordance with Sec 117 of the Rules. All correspondence transmitting monthly reporting fees must be postmarked by the 15th. Anything post marked on the 16th or beyond will be considered untimely and the LHI will be fined accordingly. Board C.O.O., Morgan Spinosa will file a complaint for any Home Inspector who is more than 30 days late.

X

Next, the Board discussed the proper handling of inspections performed by insurance companies such as Millennium Insurance and Louisiana Citizens Insurance. Mike Burroughs made a motion to have the Board send a letter to Millennium Insurance quoting our laws and state that all home inspections should be performed by a licensed Home Inspector. The Board would also send a copy of this letter to both the Insurance Commission and the Attorney General's office. Roy Burst seconded and the motion was carried with a 4-1 vote.

XI

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.

Executive session 11:38 AM

Open session 12:03 PM

Meeting Adjourned 12:08 PM

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

Other attendees: Albert Nicaud, Board Attorney; Morgan Spinosa, COO; Freddie Ledoux, Dick Chance, James Yaeger, David Aloisio, Peter Barilaro, Larry Herbert, Joe Cook, Marc LeBlanc, Tom Ernst, Scott Guidry, Sidney Chaisson, Steve Boudoin, Sheri Morris, Mike Jordan, Barry Landry, Todd Malbrough, Gordon Atwell, Roland LeBlanc, Cynthia Shockey, Spencer Maxcy, Gary Mego, Andrew Polmer, Chris Gomez, Charlie Carew, Steve Boudoin, Connie Boudoin

Minutes recorded by: C.O.O. Spinosa