

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

Friday, June 3, 2016
9:00 AM
Office of the LSBHI
5211 Essen Lane Suite 9, Baton Rouge

Board Members in Attendance:

District 1 – Friedrich Gurtler, P.E.	District 4 – Paul Collucci
District 2 – Roy E. Burst III	District 5 – Mike Burroughs
District 3 –	District 6 –
	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.

II

The Board reviewed and approved the application to become an In-field trainer for Mr. Vic Gustafson. The Board then reviewed and approved the application submitted for approval for Continuing Education Provider, Mr. Tom Axelrad.

III

C-15-021 Gomez v. Misuraca LHI#10020- Pre-hearing resolution; The Board reviewed the proposed pre-hearing settlement. Mr. Misuraca was found in violation of LAC46XL319B.2 during the March 2016 Board meeting. C.O.O., Morgan Spinoso proposed a fine of \$150.00 for the violation of LAC46XL319B.2. Mike Burroughs motioned to accept the pre-hearing resolution, Keith Blanchard seconded and the motion was carried.

C-15-028 Carson v. Smith LHI#10796- Both parties were present and given opportunity to give testimony. Mr. Smith admitted to the Board that he did not sign the report. Mr. Smith also stated that he now signing all of his reports. After hearing testimony from both sides, Mike Burroughs motioned to find Mr. Smith in violation of LAC46XL305B.3d. Keith Blanchard seconded and the motion was carried. Keith Blanchard motioned there be a fine of \$100.00 for violating LAC46XL305B.3d. Paul Collucci seconded and the motion was carried. Total Fine: \$100.00

IV

The Board discussed whether or not when two or more inspectors are on an inspection should all names be on the report? After much discussion and many different opinions, Chairman, Fritz Gurtler recommended this topic be directed to the Standards and Rules committee for review. At that time Mike Burroughs made a motion recommending the Standards and Rules committee make the change to LAC46XL305B.3d to say, "All licensed Home Inspectors." Keith Blanchard seconded and the motion was carried.

V

The Board then reviewed the proposal and cost to create a system allowing licensees to submit monthly reporting and payment electronically through the current website. Mike Burroughs motioned to accept the proposal. Paul Collucci seconded and the motion was carried.

VI

The Board then voted in favor of allowing third parties to rent the Board room at a rate of \$150.00 for 8 hours and an additional \$150.00 re-fundable deposit. The Board directed Albert to draft a rental agreement for third parties to sign prior to using the room.

VII

Paul Collucci discussed with the Board whether or not there was a policy in regards to fees being charged to the client for having to return to the property due to no power or any other reason that would prohibit the HI from performing the inspection. Roy Burst stated it is at the discretion of the inspector to make the type of fees he or she charges. Mike Burroughs also stated the fees should be in the contract.

VIII

Joe Cook stood before the Board to discuss realtors selling home inspection reports. Attorney, Albert Nicaud suggested adding verbiage in contract stating the report is unassignable. Fritz Gurtler also suggested that the next course of action might be for the Board to approach the Board of Realtors once again.

IX

The Board discussed and later voted to approve the Education Committee suggestions.

Meeting Adjourned 5:22 PM

Other attendees: Albert Nicaud, Board Attorney; Morgan Spinoso, COO; Joe Cook, Marc LeBlanc, Scott Hearne, Michael Turner, Peter Barilaro, Ricky Thibodeaux, Barry Landry, Joe Heck, Verle Ladd, Robert Smith, Darren McCloskey, Tom Axelrad, Samantha Carson, Marc LeBlanc, Roland LeBlanc, Dale Young

Minutes recorded by: C.O.O. Spinoso