

MINUTES OF THE BOARD MEETING

Of

LOUISIANA STATE BOARD OF HOME INSPECTORS

Friday, December 6, 2019
9:00 AM
Office of the LSBHI
5211 Essen Lane Suite 9, Baton Rouge

Board Members in Attendance:

District 1 – Ashley van der Meulen	District 4 – Paul Collucci
District 2 –	District 5 – Mike Roberts
District 3 – James Yaeger	District 6 – Gordon Atwell
	At Large – Scott Hearne

I

Those members being in attendance, Chairman James Yaeger called the meeting to order at 9 AM followed by the Pledge of Allegiance.

The Board reviewed the minutes from the previous Quarterly Board Meeting and a motion was made and seconded to approve the minutes as written.

II

C-19-004 Guillot v. Heck LHI#10652- The complaint was dismissed– The SIE found no probable cause for a hearing.

III

The Board reviewed applications for Education providers:

- Gabrielle LeBlanc LHI#10833 (Continuing Education)- Approved
- Marcus Dempsey LHI#10903 (Continuing Education)- Approved
- Joe Cook LHI#10206 (Online Continuing Education)- Approved
- Monroe Infrared Technology (Continuing Education) Approved with limitations
LAC46XL121B.5 The licensee may receive up to eight hours of continuing education credit per licensing period for courses taught by a board certified continuing education provider, dealing with the construction industry, but outside the scope of the standards of practice.

IV

The Board revisited the proposed change to the licensing law specific to §1478.B from the previous Board meeting. The proposed change would state the following:

For a period of one year following the date of the inspection, neither the licensed home inspector, nor any company or firm with which the inspector is affiliated, shall provide pest control treatment on any home inspected, nor solicit to and/or repair, replace or upgrade for compensation, any system or component of the home which the inspector noted in the home inspection report as deficient, in need of repair or replacement or unsafe.

Paul Collucci motioned to accept the proposed change for Louisiana Home Inspector Licensing Law Chapter 17-A §1478B. Gordon Atwell seconded; The motion was carried

The changes to the law and Standards of Practice would not take effect until the law change has been approved by the legislature and the Standards of Practice has been published in the state register. Once published notification will be sent out to the public.

V

The Board revisited the verbiage correction of section 305B1.c of the Standards of Practice from the previous meeting. The proposed changes would state the following:

B. Home inspectors shall:

1. provide the client with a written pre-inspection contract, whenever possible, which shall:

.....

c. state that the inspection is limited to only those systems or components, as set forth in these Standards of Practice, or as agreed upon by the client and the inspector or expressly excluded; and

Ashley van der Meulen motioned to accept the proposed change for LAC46XL305B1.c. Paul Collucci seconded; The motion was carried

The changes to the Standards of Practice will not take effect until they are published in the State Register. Once published notification will be sent out to the public.

VI

Paul Collucci requested the Board revisit his proposed change of the wording “representative number” to “all accessible” throughout the standards of practice. Ashley van der Meulen motioned not to revisit the proposal and was seconded by Gordon Atwell. The motion was carried by a 4-2 vote.

VII

Gordon Atwell proposed changing the verbiage in LAC46XL309.C and 501.B to fall in line with the proposed Chapter 17-A §1478B Law change which would state the following:

For a period of one year following the date of the inspection, neither the licensed home inspector, nor any company or firm with which the inspector is affiliated, shall provide pest control treatment on any home inspected, nor solicit to and/or repair, replace or upgrade for compensation, any system or component of the home which the inspector noted in the home inspection report as deficient, in need of repair or replacement or unsafe.

Gordon Atwell motioned to accept the proposed verbiage changes. Paul Collucci seconded, and the motion was carried.

VIII

Joe Cook, chairman of the education committee discussed in detail proposed procedures for report reviews for first year inspectors as well as the proposed process for out of compliance reports. He later discussed a proposed process for reviewing continuing education providers to assure they are in compliance with the rules of the board. The Board requested the proposals be cleaned up and presented at the next board meeting for final review and vote.

IX

The Board discussed a proposal which would design a logo for all LHI's to use to identify them as a licensed home inspector. The Board denied the proposal.

X

The Board reviewed the budget for the 2020 fiscal year that was prepared in compliance with the Louisiana Revised Statutes (R.S.) 39:1331 through 1342 by Chief Operating Officer, Morgan Spinosa.

Gordon Atwell motioned to approve the State budget. Scott Hearne seconded, and the motion was carried by a unanimous vote.

XI

The Board reviewed and approved the dates for 2020 Board meetings by a unanimous vote.

March 6, 2020

June 5, 2020

September 11, 2020

December 4, 2020

XII

Election of 2020 officers:

2020 Chairman- Mr. James Yaeger

2020 Vice Chairman- Mr. Gordon Atwell

Meeting Adjourned 12:37 P.M.

Other attendees: Albert Nicaud, Board Attorney; Morgan Spinosa, COO; Brent Roberts; Barry Landry; Roland LeBlanc; Joe Cook; Spencer Maxcy; Troy Naquin; Matthew Galey; Jared Stevens; Joe Woods; Dave Holt; Robert Franklin; Mark Stinson; Andrew Polmer; Michael Shepperson; Michael Burroughs; James Prejean

Minutes recorded by: C.O.O. Spinosa