

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

Friday, December 1, 2017
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 – vacant	District 5 – Mike Roberts
District 3 – James Yaeger	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 and approved the minutes from the previous Quarterly Board Meeting by a unanimous vote.

II

C-17-007 Perkins v. Rodney LHI#10032- Both parties were present and sworn in by Chairman, Fritz Gurtler. After testimony was given by both parties and much discussion between the Board members, no probable cause was found for the alleged violation of LAC46XL.501B.8 by a 4-1 vote. The Board did find Mr. Rodney in violation of LAC46XL.317 (failing to state why he/she didn't inspect) by a unanimous vote. In lieu of a fine the Board ordered that that Mr. Rodney attend the next available Standards of Practice and Report Writing Seminar without receiving continuing education credit.

C-17-009 Manno v. Ruppert LHI#10808- Both parties were present and sworn in by Chairman, Fritz Gurtler. Mr. Ruppert was represented by his Attorney, Mrs. Sheri Morris. Mrs. Morris presented the Board with a pre-hearing settlement. Mrs. Morris' offer stated that Mr. Ruppert would put his license in the "In-Active" status for at least one year with no admission of guilt to the alleged violations of LAC46XL.309A.1, 2 &3 and 501B.9&10. After deliberations, the Louisiana State Board of Home Inspectors accepted the settlement offer by a vote of 4-1.

C-17-012 Daigle v. Kouzoukas LHI#10208- Both parties were present and sworn in by Chairman, Fritz Gurtler. Following testimony given by both parties the Board found Mr. Kouzoukas in violation of LAC46XL.309A.7 and 325B.3(Failing to report suspected mold growth) with a 3-1 vote and one abstention. In lieu of a fine, the Board unanimously voted for Mr. Kouzoukas to attend the next available Standards of Practice and Report Writing Seminar without receiving continuing education credit. The Board then voted to dismiss the allegation pertaining to LAC46XL.327A.2 by a 3-2 vote.

C-17-014 Malone v. Thibodeaux LHI#10954- Both parties were present and sworn in by Chairman, Fritz Gurtler. Mr. Malone requested that the Board review the SIE's finding in regards to LAC46XL.317A1.b and 501B.1 which found no probable cause for a hearing. After review the Board unanimously voted to accept the SIE's report in regards to 317A1.b. The Board also voted to accept the SIE's report in regard to LAC46XL.501B.1 by a 3-2 vote. The Board then heard testimony regarding the alleged violation of LAC46XL.305B3.c. After much discussion the Board unanimously voted in favor of Mr. Thibodeaux and dismissed the Complaint.

At this point in the meeting, Board member, Keith Blanchard left the meeting due to a prior commitment.

III

The Board reviewed and approved the following applications:

In-field trainer- Jamie Schiro LHI#10743

In-field trainer- Larry Boudreaux LHI#10455

IV

The Board voted to allow the contract for report reviewers to move forward through the office of state procurement by a unanimous vote. Chair Fritz Gurtler, tabled the discussion of report review procedures and which format to follow.

V

The Board reviewed and voted to change the verbiage associated with the pre-inspection agreement and the arbitration provisions. A copy of the updated language can be found on the LSBHI website.

VI

The Board voted unanimously to approve the contract for attorney, Allen Graves. Mr. Graves will serve as a prosecuting attorney for the Board.

VII

Board attorney, Albert Nicaud briefed the Board and the public on the newly published rules and laws. All home inspectors should be using the most up to date Standards of Practice which can be found on the LSBHI website.

VIII

The Board reviewed the budget for the 2018 fiscal year that was prepared in compliance with the Louisiana Revised Statutes (R.S.) 39:1331 through 1342 by Chief Operating Officer, Morgan Spinosa. James Yaeger motioned to approve the State budget. Kevin Dinkel seconded, and the motion was carried by a unanimous vote.

IX

The Board reviewed and approved the dates for 2018 Board meetings by a unanimous vote.

March 2, 2018

June 1, 2018

September 7, 2018

December 7, 2018

X

Election of 2018 officers:

2018 Chairman- Mr. James Yaeger

2018 Vice Chairman- Mr. Paul Collucci

Meeting Adjourned 1:15 PM

Other attendees: Albert Nicaud, Board Attorney; Morgan Spinosa, COO; Mike Burroughs, Ricky Thibodeaux, John Malone Jr., David Ruppert, Ron Morrison, Joe Cook, Kevin Rodney, Clayton Coastanza, David LaBorde, Jimi Morgan, Barry Landry, Turk Schexnayder, Casey Daigle, Carl Heck, Scott Guidry, Roland LeBlanc, Edward Holt, Jason Pelloat, Huston Boothe, Marco Kouzoukas, Gordon Atwell, James Jones, Andrew Polmer, Spencer Maxcy, Gene Kraemer, Barry Latiolais, Robert Bayam, Mark Stinson, Robert Smith