



**MBA of the Bluegrass Holiday Party and Program  
with installation of the 2018 Officers & Directors**



**Wednesday, December 13, 2016**

**Location: Copper Roux**

**861 S. Broadway**

**Lexington KY 40504**

**[www.bayoubluegrass.com](http://www.bayoubluegrass.com)**

**Cash Bar/Networking: 6:30-7:30 p.m.**

**Dinner & Program: 7:30-9:00 p.m.**

**\$35/person**

**“Enjoy lots of giveaways and gifts including an Apple Watch”**

**Please help us in giving back to our community by bringing an UNWRAPPED TOY for a girl or boy. All toys donated to**



**Please RSVP to [MBABluegrass@aol.com](mailto:MBABluegrass@aol.com) by Friday, December 8, 5:00 p.m.**

**A reservation made is a reservation paid.**

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## **MBA of the Bluegrass October 23 Meeting—Recap**

### **Fayette County Housing Study and Downtown Development Activity With Jeff Fugate, Former President & COO of the Lexington Downtown Development Authority, and David O'Neill, PVA**

60 members of the MBA of the Bluegrass and realtors listened to an update of the Fayette County Housing Demand Study presented by Property Valuation Administrator, David O'Neill, and Jeff Fugate, former President and COO of the Lexington Downtown Development Authority. This 2017 Fayette County Housing Demand Study identifies mid-term (10 year) housing demand in the county based upon recent building and sales patterns, existing housing stock, and demographic projections, while highlighting issues demanding special attention to ensure Lexington's housing market matches the needs of current and future residents. This study will help inform the City's future housing development strategy, which will consider factors involved in responding to the various components of demand. Read about this study at this link [http://fayettepva.com/pdf/housing\\_demand\\_study.pdf](http://fayettepva.com/pdf/housing_demand_study.pdf)



**From left: Jeff Fugate and David O'Neill**

Mr. Fugate and Mr. O'Neill talked about the residential home sales volume in 2005 to the present. The average number of days a house is on the market now is 2 months.

There is a significant shortage of affordable housing in Fayette County. Wages are not keeping track with housing.

The Summit is known as the "new downtown" as we see how Fayette and Jessamine counties are becoming as one. There was a study shown of Nashville and surrounding cities. Nashville says that Lexington is "where they were" and are very similar. Nashville and surrounding areas is now about 1.8 million people. In 2017, there are approximately 320,000 people in Lexington.

In the Urban Service Area of Fayette County, it is said to have 5,000 acres that could be developed, but actually there are only 89 acres per Gina Greathouse, Commerce Lexington. 51% of jobs are worked by people living outside of Fayette County.



**Mr. O'Neill urged everyone to check out the PVA website at <http://fayettepva.com/> and on [Facebook.com/fayettepva](https://www.facebook.com/fayettepva).**

## MBA of the Bluegrass November 14 Recap—General Membership Meeting with Ryan Lemond

Persistence. Timing. Passion. Those terms can describe the career of Kentucky Sports Radio host and Realtor, Ryan Lemond. Ryan made a quick trip across Lexington to be at this meeting after the 10-12 p.m. KSR show on WLAP radio with Matt Jones. Ryan said he grew up in Indiana dreaming to play basketball for Bobby Knight or playing baseball in the World Series! Ryan was always involved in sports growing up, due in large part to his father Gary, who coached high school basketball in Indiana for more than 20 years, occasionally coaching baseball and track as well. While in college, he started working at the campus radio station, and his love for broadcasting grew. He said he was “lucky” to get the sports reporter job at WLEX-TV, Channel 18, and enjoyed that position for 12 years. When he wanted to spend more time with his family, he decided to leave that job and pursued a career in real estate.



From left: Jason Heflin, Ryan Lemond, Bryan May

How he became a host on the show was just a matter of timing. Ryan said that he has no clue of why KSR is so popular. KSR’s mission statement, which is on Facebook, reads: To cover the world of UK sports in the most ridiculous manner possible! In the beginning, Matt Jones tried to have stations put KSR on, but he had a tough time doing that. After much persistence, Clear Channel put the show on at a small station at the 10-12 p.m. time slot in August 2011. They figured it wouldn’t last long. Much to everyone’s surprise little towns started picking up the show. When WLAP picked it up the show exploded. Being a realtor, with a varied schedule, Matt Jones and his staff asked Ryan to fill in at certain times. Soon, Ryan became a regular host.

KSR not only talks about sports, but the show also went to the Republican and Democratic conventions. The show is now the #1 streaming broadcast in the country. The #2 show, Ryan said, is Ryan Seacrest!

The meeting attendees asked Ryan some questions about the passion of UK fans, Rick Pitino, UK baseball coach, Nick Mingione, and, of course, basketball coach, John Calipari. When asked what advice he would give to the audience to become more successful in their jobs, Ryan said to know their audience.

**Ryan works for Colwell Realty and can be reached at [Ryan@ColwellRealty.com](mailto:Ryan@ColwellRealty.com) and (859) 494-1818 or just call in to KSR!**



## 2018 Membership Renewals

It's that time of year again! Membership renewal packets will be mailed to 2017 members the first week of December. Included in the packet are a **President's Letter** by incoming President, **Abdul Muhammad**, the **invoice for \$325**, the **membership renewal form**, and a **roster of members that we currently have on file for each firm**. 2018 will be an exciting year so you won't want to miss it!



If, for some reason, your firm does not receive a packet please let us know by emailing [mbabluegrass@aol.com](mailto:mbabluegrass@aol.com). Just mail the renewal form, check, and any roster changes to:

MBA of the Bluegrass

PO Box 1054

Lexington KY 40588

Thanks!



As the state housing finance agency since 1972, KHC has helped **94,000 families** purchase a home. KHC offers a variety of low-interest mortgage loans and special funding programs, as well as Down payment Assistance Programs (DAP) and Home Buyer Tax Credits, to make owning a home affordable for Kentuckians.

Helping families buy a home they can afford—we strengthen families and communities!

**Let us help your customers! Please visit KHC's website for more information and marketing materials.**

For more information KHC's programs, or to receive marketing materials for them, contact KHC Single-Family Programs toll-free in Kentucky at 800-633-8896 or 502-605-1320; TTY 711; or email [khuw@kyhousing.org](mailto:khuw@kyhousing.org).

[www.kyhousing.org](http://www.kyhousing.org)

   

[Facebook.com/KYHousing](https://www.facebook.com/KYHousing) [Twitter.com/KYHousing](https://twitter.com/KYHousing) [YouTube.com/KYHousingCorp](https://www.youtube.com/KYHousingCorp)

**KHC** | Kentucky Housing Corporation  
*Investing in quality housing solutions.*

## MBA of the Bluegrass 2018 Board Officers and Directors

### Board Officers—

Abdul Muhammad —President, WesBanco Bank  
Jason Heflin—President Elect, loanDepot, LLC\*  
Tyler Gossett – Treasurer, Fifth Third  
Mitch Florence – Secretary, City National Bank  
Will Puckett—Immediate Past President, PNC Mortgage\*

### Directors—

Brenda Weaver—ehome Network\*  
Tim Vaughan—Fairway Independent\*  
Bryan May—Century Mortgage Company  
Allison Sheshull—Bluegrass Land Title  
Sherri Wagerman—MGIC  
Wayne Thompson—Bankers Mortgage Consulting\*  
Marcie Morris—Kentucky Housing Corporation  
Mellissa Buckley - Fidelity National Title Group\*  
Lisa Smith – Movement Mortgage, LLC

\*Past Presidents

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## Looking for Members!



Do you know a bank, an attorney, a title company, an insurance company, or mortgage lender who should be a member of the MBA of the Bluegrass??? Please be inviting! **Contact any of the board members listed on the website.**

**Title: MBA Statement on Senate Regulatory Relief Legislation****Source: MBA****Date: Nov 16, 2017****Contact: Rob Van Raaphorst, [rvanraaphorst@mba.org](mailto:rvanraaphorst@mba.org)****Washington, D.C. (November 16, 2017)**

David H. Stevens, President and CEO of the Mortgage Bankers Association, released the following statement applauding Chairman Mike Crapo (R-Idaho) and a bipartisan group of cosponsors on the introduction of their regulatory relief package:

"I want to commend Chairman Mike Crapo (R-Idaho) for reaching a bipartisan compromise on regulatory relief legislation designed to lessen some burdens on lenders, allowing them to better serve their customers and consumers. In particular, MBA is glad to see the inclusion of language amending the SAFE Act to provide increased job mobility for loan originators, as well as language to address concerns with PACE lending, HMDA, and the TILA/RESPA integrated disclosure. We look forward to continuing to work with the committee on other provisions in the bill, such as expanding the language regarding Qualified Mortgages held in portfolio."

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**Title: MBA Statement on FHA's Annual Report to Congress****Source: MBA****Date: Nov 15, 2017****Contact: Rob Van Raaphorst, [rvanraaphorst@mba.org](mailto:rvanraaphorst@mba.org)****Washington, D.C. (November 15, 2017)**

David H. Stevens, CMB, President & CEO of the Mortgage Bankers Association, issued the following statement regarding FHA's Annual Report to Congress.

"FHA and its leadership should be commended for their continued commitment to improving the value of the FHA single-family MMI fund. The drop in the capital reserve ratio, primarily due to the extreme volatility of the HECM program, demonstrates that the Trump Administration was wise to reverse the MIP reduction made in the last days of the previous Administration. Had the reduction remained in place, the value of the MMI fund would have more than likely dropped below the legal statutory 2% threshold.

"Today's report further reinforces the need for policymakers and Congress to seriously consider whether or not the HECM program should be included in the MMI fund going forward. Removing it would strengthen the MMI fund, give a more accurate look at the health of FHA's forward book of business and could allow for the consideration of a mortgage insurance premium reduction."

**MBA of the Bluegrass**  
**2017 Board Officers and Directors**

**Board Officers—**

Will Puckett—President, PNC Mortgage

Open—President Elect

Abdul Muhammad—Treasurer, WesBanco Bank

Jason Heflin—Secretary, loanDepot, LLC

Brian Gardner—Immediate Past President, Bluegrass Land Title

**Directors—**

AJ Daugherty—AAA Insurance-AJ Daugherty

Brenda Weaver—ehome Network

Tim Vaughan—Fairway Independent

Bryan May—Century Mortgage Company

Emily Grant—Bluegrass Land Title

Sherri Wagerman—MGIC

Wayne Thompson—Walden Mortgage Group

Marcie Morris—Kentucky Housing Corporation

Stephen Neary—Chase

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**2017 MBA of the Bluegrass Inc. Board Officers**

**President**—Will Puckett, (502) 418-4902, [will.puckett@pnc.com](mailto:will.puckett@pnc.com)

**President Elect**—Open

**Secretary**—Jason Heflin, (859) 621-6592, [JHeflin@loandepot.com](mailto:JHeflin@loandepot.com)

**Treasurer**—Abdul Muhammad, (859) 244-7254, [AMuhammad@wesbanco.com](mailto:AMuhammad@wesbanco.com)

**Past President**—Brian Gardner, (859) 266-1611, [bgardner@bluegrasslandtitle.com](mailto:bgardner@bluegrasslandtitle.com)

## 2017 Committees

The next two pages have the committees for 2017. If you want to plug in and do more for the MBA of the Bluegrass please contact one of the board officers or committee chairs.

**Legislative**—Is responsible for reporting to the Board of Directors and the membership any current activity on local, state, or national legislative issues.

**Committee Chair—Tim Vaughan, (859) 327-0085, [tim.vaughan@fairwaymc.com](mailto:tim.vaughan@fairwaymc.com)**

**Ethics**—Responsible for inquiries or accusations against members and reporting to the Board of Directors their findings and recommendations.

**Committee Chair—Brenda Weaver, (844) 243-4663, [bweaver@ehomenetwork.org](mailto:bweaver@ehomenetwork.org)**

**Finance**—Shall prepare a budget of the estimated income and expenses of the organization for the year.

**Committee Chair—Abdul Muhammad, (859) 244-7254, [AMuhammad@wesbanco.com](mailto:AMuhammad@wesbanco.com)**

**Membership**—In charge of recruitment and retention. They will devote their attention to the proper welcoming of new members and guests and to strive to encourage friendships among members.

**Committee Chair—Abdul Muhammad, ((859) 244-7254,  
[AMuhammad@wesbanco.com](mailto:AMuhammad@wesbanco.com)**

**Affiliate Relations**—This committee is responsible for promoting and recruiting affiliate members to the organization. This involves planning and conducting special events for our affiliates.

**Committee Chair—A.J. Daugherty, (859) 425-5816, [adaugherty@aaa-alliedgroup.com](mailto:adaugherty@aaa-alliedgroup.com)**

**“Remember, members do business with members.”**

## 2017 Committees Continued:

**Education/Program**—This committee is responsible for organizing meetings, identifying location, scheduling speakers, and securing sponsorships for the events. Additionally this committee is responsible for arranging any special events like the golf outing and Christmas party. This committee selects topics, arranges dates/times, and secures speakers for Educational Roundtables to educate the membership.

**Committee Chair—Open**

**By-Laws**—Reviews the by-laws and proposes any changes that are necessary

**Committee Chair—Sherri Wagerman, (502) 930-2697, [sherri\\_wagerman@mgic.com](mailto:sherri_wagerman@mgic.com)**

**E-Communications**—Responsible for the current development and future upgrades to the website and will stay current on all technological advances in the industry.

**Committee Chair—Mellissa Buckley, (859) 361-6706, [Mellissa.buckley@fntg.com](mailto:Mellissa.buckley@fntg.com)**

**PR/Communications**—Supplies monthly notices concerning the organization meetings and other interesting information of the membership to newspapers, radio and television stations.

**Committee Chair— Emily Grant, (859) 266-1611, [egrant@bluegrasslandtitle.com](mailto:egrant@bluegrasslandtitle.com)**

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### **Important Websites to Know**

**Mortgage Bankers Association of Louisville**

**<http://www.mbalou.org>**

**Mortgage Bankers of Kentucky**

**<http://www.mbaky.org>**

**The National Mortgage Bankers Association**

**<http://www.mortgagebankers.org>**

**Mortgage Fraud Blog**

**<http://www.mortgagefraudblog.com/>**

**FBI Mortgage Fraud**

**<http://www.fbi.gov/page2/dec05/operationquickflip121405.htm>**