



DEPARTMENT OF BUSINESS AND INDUSTRY  
**REAL ESTATE DIVISION**

[www.red.state.nv.us](http://www.red.state.nv.us)

**NOTICE & AGENDA OF PUBLIC MEETING**  
OF THE  
**NEVADA REAL ESTATE COMMISSION**

**OCTOBER 1, 2008**

The Nevada Real Estate Commission will conduct a meeting on **WEDNESDAY, OCTOBER 1, 2008**  
@ **2:00 P.M.** at the following locations:

**LAS VEGAS**  
555 E. WASHINGTON  
SAWYER BUILDING  
ROOM 4412  
LAS VEGAS, NV 89101

**CARSON CITY**  
401 S CARSON ST.  
LEGISLATIVE BUILDING  
ROOM 2134  
CARSON CITY, NV 89701

**ELKO**  
GREAT BASIN COMMUNITY COLLEGE  
1500 COLLEGE PARKWAY  
GRISWOLD HALL, ROOM 31  
ELKO, NV 89801

**THIS MEETING IS VIDEO-CONFERENCED AND WILL BE BROADCAST ON THE INTERNET. TO ACCESS THE INTERNET BROADCAST USE THE FOLLOWING LINK:**

<http://www.leg.state.nv.us/audio/AudioVideo.cfm>

**NOTE: CONTINUING EDUCATION CREDIT NOT AVAILABLE FOR THIS MEETING**

**STACKED AGENDA:** Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda by the discretion of the Chairperson. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted. Public Comment may be limited to ten minutes per person at the discretion of the Chairperson. The Commission may only take action on those items denoted as potential action items.

**NOTICE:** Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call Linda Pierson at (702) 486-4074, so arrangements may be conveniently made.

**\* Denotes potential action item**

**1. DIVISION BUSINESS**

- A) Introduction of Commissioners in attendance.
- B) Introduction of Division Staff in attendance.
- C) Discussion regarding report on class audits from Education Program Officer.
- D) \*Discussion and possible action regarding a contribution of \$2,500 from the Real Estate Education, Research and Recovery Fund to the Lied Institute for the Lied Awards Dinner on October 25<sup>th</sup> honoring Christina Hixson of the Lied Foundation, GLVAR and recognizing Lied Institute leaders.

**2. COMMISSION BUSINESS**

- A) Commissioner Comments.

3. **\*EDUCATION**

A) **\*APPEAL OF DENIAL OF INSTRUCTOR PURSUANT TO NAC 645.426**

- 1. (Note: Portions of this discussion may be closed in accordance with NRS 241.030.)
  - A.\* Motion to close session to consider the character and professional competence of **Cheryl Smith** to teach post-licensing courses and continuing education courses.
  - B. Discussion in closed session.
  - C.\* Discussion and possible action in open session.

B) **\*EDUCATION COURSES**

Commission may approve, disapprove any of the following courses for the amount of hours requested or recommended, or for any hours deemed appropriate.

**DISCUSSION AGENDA EDUCATION COURSES**

**NEW REQUEST FOR APPROVAL OF ONLINE TESTING**

- 1. ABC Real Estate School  
**Request:** Secure Electronic Testing for Prelicensing and Continuing Education Program

**NEW REAL ESTATE CONTINUING EDUCATION COURSES**

- 2. National Association of Realtors®  
"Pitfalls & Possibilities: Presenting and Negotiating Contracts"  
**Request:**                      3 Hours                      Contracts                      Classroom
- 3. American Institute of Real Estate  
"FHA Loans"  
**Request:**                      5 Hours                      General                      Classroom
- 4. State Continuing Education, Inc.  
"Managing Your Brokerage - Nevada"  
**Request:**                      3 Hours                      Broker Management                      Correspondence
- 5. State Continuing Education, Inc.  
"Managing Your Brokerage - Nevada"  
**Request:**                      3 Hours                      Broker Management                      Internet
- 6. State Continuing Education, Inc.  
"Agency Law - Nevada"  
**Request:**                      3 Hours                      Agency                      Correspondence
- 7. State Continuing Education, Inc.  
"Agency Law - Nevada"  
**Request:**                      3 Hours                      Agency                      Internet
- 8. State Continuing Education, Inc.  
"Ethics - Nevada"  
**Request:**                      3 Hours                      Ethics                      Correspondence

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|-----|--|-------------------------|---------------------|----------------|
| 9.  | State Continuing Education, Inc.<br>"Ethics - Nevada"                                | <b>Request:</b> 3 Hours | Ethics              | Internet       |
| 10. | State Continuing Education, Inc.<br>"Real Estate Law & Legislation Updates - Nevada" | <b>Request:</b> 3 Hours | Law & Legislation   | Correspondence |
| 11. | State Continuing Education, Inc.<br>"Real Estate Law & Legislation Updates - Nevada" | <b>Request:</b> 3 Hours | Law & Legislation   | Internet       |
| 12. | State Continuing Education, Inc.<br>"Contract Law - Nevada"                          | <b>Request:</b> 3 Hours | Contracts           | Correspondence |
| 13. | State Continuing Education, Inc.<br>"Contract Law - Nevada"                          | <b>Request:</b> 3 Hours | Contracts           | Internet       |
| 14. | State Continuing Education, Inc.<br>"Commercial Real Estate Nevada"                  | <b>Request:</b> 6 Hours | Property Management | Correspondence |
| 15. | State Continuing Education, Inc.<br>"Real Estate Marketing"                          | <b>Request:</b> 6 Hours | General             | Correspondence |
| 16. | State Continuing Education, Inc.<br>"Using Math in Real Estate"                      | <b>Request:</b> 6 Hours | General             | Correspondence |
| 17. | State Continuing Education, Inc.<br>"Financial Concepts in Real Estate"              | <b>Request:</b> 6 Hours | General             | Correspondence |
| 18. | Smookler, H. Alisann<br>"Changing the Way You Show Homes – Features vs. Value"       | <b>Request:</b> 3 Hours | General             | Classroom      |
| 19. | Smookler, H. Alisann<br>"Implementing Feng Shui Into Your Real Estate Practice"      | <b>Request:</b> 3 Hours | General             | Classroom      |
| 20. | Lorman Business Center, Inc.<br>"The New ALTA Owner's and Lenders Policies"          | <b>Request:</b> 4 Hours | General             | Classroom      |

21. Greater Las Vegas Association of REALTORS®  
"Risk Management Update 2008"  
**Request:** 3 Hours Contracts Classroom
22. Greater Las Vegas Association of REALTORS®  
"Helping Clients/Customers Facing Financial Difficulties"  
**Request:** 3 Hours General Classroom
23. Kaplan Professional Schools Nevada  
"Trust Accounts & Record Keeping: Staying out of Hot Water"  
**Request:** 3 Hours Broker Management Correspondence
24. Kaplan Professional Schools Nevada  
"Contracts in Property Management"  
**Request:** 3 Hours Property Mgt. / Contracts Classroom
25. Kaplan Professional Schools Nevada  
"Agency Relationships in Real Estate"  
**Request:** 3 Hours Agency Classroom
26. Kaplan Professional Schools Nevada  
"Knock! Knock! Who's There? Division Audit"  
**Request:** 3 Hours Broker Management Correspondence
27. Kaplan Professional Schools Nevada  
"Dearborn Client/Broker Relationship"  
**Request:** 3 Hours Agency Classroom
28. Millionaire Series.com  
"Refferal (sic) Marketing – Growing Your Business Through Refferals (sic) from Clients & Advisors"  
**Request:** 3 Hours General Classroom
29. Richey, Thomas W.  
"25 Tough Market Home Selling Secrets"  
**Request:** 4 Hours General Classroom
30. Barker & Barker  
"Modern Mortgage"  
**Request:** 3 Hours General Classroom
31. J.C. Melvin Seminars, Inc.  
"Agency Applied to Commercial Real Estate"  
**Request:** 3 Hours Agency Classroom
32. Sterling Education Services, Inc.  
"Negotiating Commercial Leases"  
**Request:** 7 Hours General Classroom
33. Wells Fargo Home Mortgage  
"Everything You Need to Know About Mortgage Lending"  
**Request:** 3 Hours General Classroom

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|-----|--|---------------------|----------------|
| 34. | Rymarowicz, Deanne M.<br>"NRS, NAC & NAR: Side by Side"<br><b>Request:</b> 3 Hours                       | Ethics              | Classroom      |
| 35. | Cook & Company LTD<br>"The RFP Process for Managers (Bidding Large Projects)"<br><b>Request:</b> 3 Hours | Property Management | Classroom      |
| 36. | Law Seminars International<br>"Development Agreements, Easements & CCRs"<br><b>Request:</b> 7 Hours      | General             | Classroom      |
| 37. | The CE Shop<br>"Cracking the Code of Ethics"<br><b>Request:</b> 3 Hours                                  | General             | Internet       |
| 38. | Key Realty School LLC<br>"The Practice of Real Estate Finance"<br><b>Request:</b> 30 Hours               | General             | Classroom      |
| 39. | Key Realty School LLC<br>"Nevada Legal Update 2"<br><b>Request:</b> 3 Hours                              | Law and Legislation | Correspondence |
| 40. | The Landlord Defense Bureau, LLC.<br>"Landlord 101"<br><b>Request:</b> 3 Hours                           | Property Management | Classroom      |

**4. PUBLIC COMMENTS**

**MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER.**

**5\* ADJOURNMENT**

**THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 9:00 A.M. ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:**

NV Real Estate Division  
788 Fairview Drive, Suite 200  
Carson City, NV 89701-5453

NV Real Estate Division  
2501 E. Sahara Avenue, #102  
Las Vegas, NV 89104-4137

NV Association of REALTORS  
760 Margrave Drive, Ste. 200  
Reno, NV 89510

Sierra Nevada Association of REALTORS  
300 South Curry St., #3  
Carson City, NV 89703

Elko Board of REALTORS  
355 5th Street  
Elko, NV 89801

Greater Las Vegas  
Association of REALTORS  
1750 East Sahara Avenue  
Las Vegas, NV 89104

Reno/Sparks Association  
of REALTORS  
5650 Riggins Court  
Reno, NV 89502

Incline Village Board  
of REALTORS  
924 Incline Way, Suite 1  
Incline Village, NV 89452

Nevada State Library  
100 Stewart Street  
Carson City, NV 89710

Grant Sawyer Building  
555 E. Washington Avenue  
Las Vegas, NV 89101

Desert Mountain Realty  
1060 Avenue F  
Ely, NV 89301

Isom Realty & Insurance  
P. O. Box 670  
420 Third Street  
Hawthorne, NV 89415

Century 21/Sonoma Realty  
335 West 4th. Street  
Winnemucca, NV 89445

Battle Mountain Realty  
P. O. Box 1150  
142 S. Reese Street  
Battle Mountain, NV 89820

Action Realty  
2050 S. Highway 60  
Pahrump, NV 89048.

**State of Nevada  
Dept. of Business & Industry  
State Real Estate Division**

INTERNET PAGE: <http://www.red.nv.us>