



DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

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1st AMENDED AGENDA

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

SEPTEMBER 11 - 13, 2012

The Nevada Real Estate Commission will conduct a meeting beginning **TUESDAY, SEPTEMBER 11, 2012, beginning at 8:30 a.m. and each day thereafter at 8:30 a.m. through THURSDAY, SEPTEMBER 13, 2012, or until the Commission concludes its business** at the following locations:

COMMISSIONERS WILL BE IN CARSON CITY

CARSON CITY

SEPTEMBER 11, 2012

Legislative Building
401 South Carson Street
Room 3137
Carson City, NV 89701

SEPTEMBER 12, 2012

Legislative Building
401 South Carson Street
Room 3137
Carson City, NV 89701

SEPTEMBER 13, 2012

Gaming Control Board
1919 College Parkway
Carson City, NV 89701

LAS VEGAS

VIDEO CONFERENCE TO:

Grant Sawyer Building
555 East Washington Avenue
Room 4401
Las Vegas, NV 89101

VIDEO CONFERENCE TO:

Grant Sawyer Building
555 East Washington Avenue
Room 4412E
Las Vegas, NV 89101

VIDEO CONFERENCE TO:

Grant Sawyer Building
Gaming Control Board
555 East Washington Avenue
Room 2450
Las Vegas, NV 89101

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 President. Items may also be combined for consideration or pulled or removed from the agenda at any

time. 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 three minutes per person at the discretion of the President. 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 Joanne Gierer at (702) 486-4036, so arrangements may be conveniently made.

NOTICE: Prior to the commencement and conclusion of a contested case or a quasi judicial proceeding that may affect the due process rights of an individual the board may refuse to consider public comment. See NRS 233B.126.

1. COMMISSION/DIVISION BUSINESS

- A) Introduction of Commissioners in Attendance.
- B) Introduction of Division Staff in Attendance.

2. PUBLIC COMMENTS

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3. COMMISSION/DIVISION BUSINESS

- A) Discussion regarding Attorney General Case Status Report.
- B) Discussion regarding the Disciplinary Report.
- C) Discussion regarding the Compliance Section's current caseload report, including a summary of recent topics of complaints filed.
- D) Discussion regarding the Administrative Sanction Report.
- E) For possible action: Discussion and decision to approve minutes of the April 17-18, 2012 meeting.
- F) For possible action: Discussion and decision to approve minutes of the June 26-28, 2012 meeting.
- G) Discussion regarding Administrator's report on:
 - 1. Licensing Statistics for Chapter 645 licensing program;
 - 2. FY 14/FY 15 Biennial budget process;
 - 3. Status of conversion to virtual server and data system upgrades; and
 - 4. Personnel.
- H) For possible action: Discussion and decision regarding proposed regulatory changes to NAC 645, including but not limited to R157-08 and R071-12.
- I) For possible action: Discussion and decision regarding the Division's revisions to the approved funding for the FY 13 allocation of expenditures for the Education and Research Fund projects, and the proposal to increase funding for the Trust Accounting Management and Compliance continuing education program.

- J) Discussion regarding the possibility of having the three hour minimum requirement for continuing education classes changed to a one hour minimum.
- K) For possible action: Discussion and decision regarding license denial appeals due to an applicant currently on 3 years probation.
- L) For possible action: Discussion and decision concerning proposed meeting schedule for calendar year 2013.
- M) For possible action: Discussion and decision on date, time, place & agenda items for upcoming meetings.
- N) For possible action: Discussion and decision regarding election of officers for FY 13.
- O) Commissioner Comments.

4. DISCIPLINARY ACTION--FOR POSSIBLE ACTION

- 1. NRED v. Dana W. Benedict for possible action**
Case No. REN 12-08-12-013
License Nos. B.0048068.INDV (ACTIVE) and PM.0164690.BKR (ACTIVE)
- 2. NRED v. Iris T. Capa for possible action**
Case No. REN 12-08-04-005
License No. B.0029479.INDV (ACTIVE)
- 3. NRED v. Elaine N. Craven for possible action**
Case No. REN 12-08-05-006
License No. B.0037003.INDV (ACTIVE)
- 4. NRED v. Patricia (Trish) Hall for possible action**
Case No. REN 12-08-06-007
License Nos. B.0025568.INDV (Active) and PM.0164058.BKR (Active)
- 5. NRED v. Marlene Henderson for possible action**
Case No. REN 12-08-07-008
License No. B.0022598.INDV (Expired 12/31/2011)
- 6. NRED v. Debra Howard for possible action**
Case No. REN 12-08-08-009
License No. B.0052501.CORP (Active)
- 7. NRED v. Christopher Mann for possible action**
Case No. REN 12-08-09-010
License No. B.1000347.INDV (Active)
- 8. NRED v. Monica Porter for possible action**
Case No. REN 12-08-10-011
License Nos. B.0031982.INDV (Active) and PM.0131982.BKR (Active)
- 9. NRED v. Shawn M. Rowles for possible action**
Case No. REN 12-08-11-012
License No. B.0043033.INDV (Active)

10. NRED v. Karen Chapon for possible action

Case No. REN 12-05-25-349

License No. Unlicensed

11. NRED v. Carl W. Fair for possible action

Case No. REN 12-08-03-004

License Nos. B.0059084.LLC (Active), PM.0159084 (Active), and B.0042048.INDV (ACTIVE)

12. NRED v. Kim Grist for possible action

Case No. REN 11-08-01-007

License No. Unlicensed

13. NRED v. Craig Hall for possible action

Case No. REN 10-02-01-048

License Nos. B.0032903.LLC (Active) and PM.0132903.BKR (Active)

14. NRED v. Anna Lord for possible action

Case No. REN 09-06-10-060

License Nos. B.0030530.CORP (Active) and PM.0130530 (Active)

15. NRED v. Edward Lord for possible action

Case No. REN 08-07-06-006

License Nos. BS.0036344.MGR (Active) and PM.0136344 (Active)

16. NRED v. Anna Lord for possible action

Case No. REN 09-06-03-053

License Nos. B.0030530.CORP (Active) and PM.0130530 (Active)

17. NRED v. Edward Lord for possible action

Case No. REN 07-06-02-054

License Nos. BS.0036344.MGR (Active) and PM.0136344 (Active)

18. NRED v. Barbara Nelson for possible action

Case No. REN 11-09-05-018

License Nos. B.0024216.CORP, BS0024216, PM.0124216 (All closed – Deceased)

19. NRED v. Zarbod Zanganeh for possible action

Case No. REN 12-01-23-220

License No. B.1000811.LLC (Active)

- 5. EDUCATION--FOR POSSIBLE ACTION:** Commission may take the following actions:
1. Approve, disapprove any of the following courses for the amount of hours requested or Recommended, or any amount they deem appropriate; and
 2. Change designation of any of the courses.

DISCUSSION AGENDA EDUCATION COURSES--FOR POSSIBLE ACTION

REAL ESTATE PRE-LICENSIGN EDUCATION COURSES--FOR POSSIBLE ACTION

REQUEST FOR RE-APPROVAL--FOR POSSIBLE ACTION

1. College of Southern Nevada **For Possible Action**

Hours	Title	Delivery	Course Number
45	Real Estate Brokerage RE 201B	Classroom	PL.4551011-RE

NEW REAL ESTATE CONTINUING EDUCATION COURSES--FOR POSSIBLE ACTION:

2. Nevada Real Estate Division for possible action
 “What Every Licensee Should Know 2013 - LL”
Request: 3 Hours Nevada Law & Legislation Classroom
3. Nevada Real Estate Division for possible action
 “What Every Licensee Should Know 2013 - A”
Request: 3 Hours Agency Classroom
4. Keller Williams Southern Nevada for possible action
 “Successfully Selling HUD Homes in Southern Nevada”
Request: 3 Hours Contracts Classroom
5. First American Title for possible action
 “How Much Does Culture Really Affect the Real Estate Transaction”
Request: 3 Hours Personal Development Classroom
6. First American Title for possible action
 “How Generational Differences Affect the Real Estate Transaction”
Request: 3 Hours Personal Development Classroom
7. First American Title Eagle U for possible action
 “Technology Update: Leveraging the Latest Tech Tools in Real Estate”
Request: 3 Hours General Classroom
8. McKissock, LP. for possible action
 “Real Estate Laws and Legislations in Nevada”
Request: 3 Hours Law & Legislation Internet
9. McKissock, LP for possible action
 “Apartment Buildings – Secrets to Understand, Sell & List Them”
Request: 4 Hours General Internet
10. McKissock, LP for possible action
 “Basics of Green Building for Real Estate”
Request: 4 Hours General Live/Internet Webinar

11.	McKissock, LP for possible action “Liens, Taxes and Foreclosures” Request: 4 Hours	General	Live/Internet Webinar
12.	McKissock, LP for possible action “Contract Law from the Top Down” Request: 4 Hours	Contracts	Live/Internet Webinar
13.	McKissock, LP for possible action “Misrepresentations and Case Studies” Request: 4 Hours	General	Live/Internet Webinar
14.	Esquire Group for possible action “Foreign Buyers and Sellers, What You Must Know” Request: 3 Hours	General	Classroom
15.	Career Webschool for possible action “RESPA Reform” Request: 3 Hours	General	Internet
16.	Career Webschool for possible action “Income Capitalization Overview” Request: 6 Hours	General	Internet
17.	Career Webschool for possible action “Cost Approach Overview” Request: 6 Hours	General	Internet
18.	Career Webschool for possible action “Sales Comparison Approach” Request: 6 Hours	General	Internet
19.	Greater Las Vegas Association of REALTORS® for possible action “Business Planning for Maximum Results” Request: 12 Hours	General	Classroom
20.	Greater Las Vegas Association of REALTORS® for possible action “The A.R.T. of Recruiting” Request: 12 Hours	General	Classroom
21.	Dague, Jimmy for possible action “Real Estate Marketing Reboot” Request: 7 Hours	General	Classroom
22.	Dague, Jimmy for possible action “WCR Effective Negotiating” Request: 7 Hours	General	Classroom
23.	Dague, Jimmy for possible action “ABR – Accredited Buyer Representative” Request: 12 Hours	Agency	Classroom

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| 24. | National Business Institute for possible action
“Advanced Issues in Real Estate Law”
Request: 7 Hours General | Classroom |
| 25. | Council of Residential Specialists for possible action
“CRS 201 – Listing Strategies for the Residential Specialists”
Request: 16 Hours General | Classroom |
| 26. | Whitney, Renee for possible action
“Everything You Need to Know About Mortgage Lending”
Request: 3 Hours General | Classroom |
| 27. | Naseef, E. Thomas for possible action
“Negotiating Commercial Real Estate Leases”
Request: 3 Hours Contracts | Classroom |
| 28. | Noggle Law, PLLC for possible action
“The Law of Foreclosure & Foreclosure Alternatives”
Request: 3 Hours General | Classroom |
| 29. | Lynam, Keith for possible action
“The 2011 Nevada REALTOR Legislative Update”
Request: 3 Hours Law & Legislation | Classroom |
| 30. | Myer, Kandas for possible action
“Agency, The Consumer & The Short Sale”
Request: 3 Hours Agency | Classroom |
| 31. | Earth Advantage Institute for possible action
“S.T.A.R. Marketing Green Homes”
Request: 6 Hours General | Classroom |
| 32. | Earth Advantage Institute for possible action
“S.T.A.R. Green Building Fundamentals”
Request: 6 Hours General | Classroom |
| 33. | Ticor Title Company of Nevada, Inc. for possible action
“Ethics & Housing: What’s Fair”
Request: 3 Hours Ethics | Classroom |
| 34. | Ticor Title Company of Nevada, Inc. for possible action
“Disclosure: An Agent’s Best Friend”
Request: 3 Hours Agency | Classroom |
| 35. | Solid Source Realty for possible action
“Getting Social in Real Estate”
Request: 3 Hours Personal Development | Classroom |
| 36. | Solid Source Realty for possible action
“Get Your Game On Marketing”
Request: 3 Hours Personal Development | Classroom |

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| 37. | Las Vegas Chapter of the Appraisal Institute for possible action
“Las Vegas Market Symposium 2012” | Request: | 7 Hours | General | Classroom |
| 38. | Society of Industrial & Office Realtors for possible action
“2012 SIOR Fall World Conference” | Request: | 3 Hours | General | Classroom |
| 39. | Council of Condominium Specialists for possible action
“Certified Condominium Specialists Course” | Request: | 7 Hours | General | Classroom |
| 40. | Still Training LLC for possible action
“Real Estate Investment Analyst / Course 1” | Request: | 6 Hours | General | Classroom |

6. PUBLIC COMMENTS

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7. ADJOURNMENT--FOR POSSIBLE ACTION

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
1179 Fairview Drive, Suite E
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

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
3340 S. Highway 60 Ste 201
Pahrump, NV 89048.

State of Nevada
Dept. of Business & Industry
State Real Estate Division
INTERNET PAGE:

<http://www.red.state.nv.us>

Posted: SEPT. 6, 2012