



DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

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

FEBRUARY 26 - 28, 2013

The Nevada Real Estate Commission will conduct a meeting beginning **TUESDAY, FEBRUARY 26, 2013, beginning at 8:30 a.m. and each day thereafter at 8:30 a.m. through THURSDAY, FEBRUARY 28, 2013, or until the Commission concludes its business at the following locations:**

THE MEETING WILL NOT BE VIDEO CONFERENCED

February 26, 2013

Henderson City Hall
Council Chambers Conference Room
240 Water Street
Henderson, Nevada 89015

February 27, 2013

Henderson City Hall
Council Chambers Conference Room
240 Water Street
Henderson, Nevada 89015

February 28, 2013

Henderson City Hall
Council Chambers Conference Room
240 Water Street
Henderson, Nevada 89015

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.
- C) Swearing in of Commissioner Norma Jean Opatik.
Commissioner Opatik will be sworn in by the administration of the Oath of Office.

2. PUBLIC COMMENTS

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER. NO COMMENTS MAY BE MADE REGARDING A MATTER THAT IS OR MAY BE THE SUBJECT OF A FORMAL COMPLAINT BEFORE THE COMMISSION UNTIL AFTER THAT MATTER IS HEARD. COMMENT MAY NOT BE LIMITED BASED ON VIEWPOINT. PERSONS WHO DESIRE TO SUBMIT WRITTEN TESTIMONY SHOULD SUBMIT TEN (10) COPIES TO THE COMMISSION COORDINATOR. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

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 November 6-7, 2012 meeting.
- F) Discussion regarding Administrator's report on:
 - 1. Governor's recommended budget for Real Estate Administration Budget Account 3823 and Real Estate Education and Research Budget Account 3826;
 - 2. Status of implementing the education module for electronic uploads to the Division's licensee data base.
- G) For possible action: Discussion and decision regarding criteria for "personal development" designation in NAC 645.450, subsection 2, "q" and discussion concerning the designation of "general" courses.
- H) For possible action: Discussion and decision regarding live video streaming and webinar as delivery methods for post-licensing and continuing education to satisfy the requirements for the "interactive or televideo course that involves interaction with the instructor and other students" per NAC 645.4442(5)(b) as amended by LCB File No. R093-10.
- I) For possible action: Discussion and decision regarding approval for instructor/course development training 2013 funded by the Education and Research Fund pursuant to NRS 645.842.
- J) For possible action: Discussion and decision regarding revising the Seller's Real Property Disclosure Form 547, to update the law citation.
- K) For possible action: Discussion and decision regarding review of applications submitted to the Division by individuals seeking Review Committee application on Advisory Review Committee applications:
 - C. Lamont Kohlman, Las Vegas, License # B.0051132.INDV
 - Keith Kelley, Las Vegas, License # B.0016866.CORP
 - Nancy Scobee, Las Vegas, License # BS.0027950
 - Jean A. Desterson, Henderson, License # BS.0005244.MGR
 - Edward G. Yuill, Reno, License # B.0018931.LLC
- L) For possible action: Discussion and decision regarding the 2013 Legislative Bills and Bill Draft Requests ("BDR") that relate to NRS Chapter 645 which may impact Real Estate licensees.

- M) For possible action: Discussion and decision regarding the Real Estate Commission guidelines on attendance, participation and taking legislative positions during legislative hearings
- N) For possible action: Discussion and decision regarding additional telephonic meetings to discuss possible legislative positions
- O) For possible action: Discussion regarding proposed regulatory changes to NAC 645, including but not limited to R157-08, R003-10 and R071-12.
- P) For possible action: Discussion and decision regarding staff and/or commission attendance at the Association of Real Estate License Law Officials District 4 and mid-year meeting in Scottsdale, Arizona, April 10-13, 2013
- Q) Commissioner Comments.

4. DISCIPLINARY ACTION FOR POSSIBLE ACTION

- 1. NRED v. Nancy L. Anderson for possible action**
Case No. RES 12-04-18-316
License Nos. BS.0020897.MGR (Active) and PM.0162642.DES (Active)
- 2. NRED v. Nancy L. Anderson for possible action**
Case No. RES 12-06-15-385
License Nos. BS.0020897.MGR (Active) and PM.0162642.DES (Active)
- 3. NRED v. Nancy L. Anderson for possible action**
Case No. RES 12-10-13-109
License Nos. BS.0020897.MGR (Active) and PM.0162642.DES (Active)
- 4. NRED v. Martin M. Barrera for possible action**
Case No. RES 12-09-21-091
License No. S.0167874 (Active)
- 5. NRED v. Angelo Bulone for possible action**
Case No. RES 11-04-19-366
License No. S.0070237 (Active in Renewal)
- 6. NRED v. Juancarlo (JC) Castillo for possible action**
Case No. RES 13-10-14-120
License No. S.0167345 (Inactive)
- 7. NRED v. Ruby Chang for possible action**
Case No. RES 12-10-29-125
License No. Unlicensed
- 8. NRED v. Nicholas Cook for possible action**
Case No. RES 11-11-12-189
License No. S.0078229 (Closed-Expired 04/19/12)
- 9. NRED v. Sarah M. Goldstein for possible action**
Case No. RES 11-03-25-338
License Nos. B.0039746.PTNR (Active) and PM.0139746.BKR (Closed 02/11/13)
- 10. NRED v. Sarah M. Goldstein for possible action**
Case No. RES 12-10-09-105
License Nos. B.0039746.PTNR (Active) and PM.0139746.BKR (Closed 02/11/13)
- 11. NRED v. Sarah M. Goldstein for possible action**
Case No. RES 12-10-21-117
License Nos. B.0039746.PTNR (Active) and PM.0139746.BKR (Closed 02/11/13)

- 12. NRED v. Sarah M. Goldstein for possible action**
Case No. RES 12-10-34-130
License Nos. B.0039746.PTNR (Active) and PM.0139746.BKR (Closed 02/11/13)
- 13. NRED v. Caralee Kecman for possible action**
Case No. RES 11-07-41-041
License No. S.0074048 (Active)
- 14. NRED v. Ivy Latimore for possible action**
Case No. RES 12-03-08-273
License No. S.0051455 (Inactive)
- 15. NRED v. Lin (Joanna) Li for possible action**
Case No. RES 13-11-06-154
License No. S.0051920 (Active)
- 16. NRED v. Alice Lungu for possible action**
Case No. RES 13-08-34-068
License No. S.0069658 (Inactive)
- 17. NRED v. Ronald Matusek for possible action**
Case No. RES 11-07-35-035
License No. S.0038112 (Expired 06/13/12-Not Renewed)
- 18. NRED v. Catherine C. Ramus for possible action**
Case No. RES 12-01-29-226
License No. B.0013221.CORP (Expired 09/11/12-Not Renewed)
- 19. NRED v. Mark Ramus for possible action**
Case No. RES 12-01-30-227
License No. BS.0059624 and PM.0159624 (Both Active in Renewal)
- 20. NRED v. Charles Schmidt for possible action**
Case No. RES 12-01-03-200
License No. Unlicensed
- 21. NRED v. Ahmad Sharif-Yazdi for possible action**
Case No. RES 11-05-02-379
License No. BS.0001241.LLC (Active) and PM.0163138.BKR (Active)
- 22. NRED v. Flora B. Valdez for possible action**
Case No. RES 12-04-23-321
License No. S.0038117 (Active)
- 23. NRED v. Gordon D.Vician for possible action**
Case No. RES 12-04-19-317
License No. B.0049444.INDV (Active)
- 24. NRED v. Gordon D.Vician for possible action**
Case No. RES 13-08-08-042
License No. B.0049444.INDV (Active)
- 25. NRED v. Gordon D.Vician for possible action**
Case No. RES 13-08-09-043
License No. B.0049444.INDV (Active)
- 26. NRED v. Sheyanthi Welikala-Perera for possible action**
Case No. RES 10-05-14-300
License No. S.0073472 (Active)

27. NRED v. William (Bill) Wood for possible action

Case No. RES 12-01-22-219

License Nos. B.0001623.LLC, PM.0163158.BKR, and BUSB.0006772.BKR (All Active)

5. APPEAL OF INSTRUCTOR DENIAL FOR POSSIBLE ACTION:

(1) (Note: Portions of this discussion may be closed in accordance with NRS 241.030.)

A. For possible action: Motion to close session to consider the character and professional competence of **JAMES SEXTON** as an instructor of the following class:

➤ **Foreign Buyers and Sellers, What You Must Know – CE.5473000-RE**

B. Discussion in closed session.

C. Discussion and possible action in open session.

6. 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-LICENSING EDUCATION COURSES FOR POSSIBLE ACTION

REQUEST FOR RE-APPROVAL FOR POSSIBLE ACTION

1. College of Southern Nevada

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

NEW REAL ESTATE CONTINUING EDUCATION COURSES

2. Reno/Sparks Association of Realtors®
 “The Art of Representation”
Request: 4 Hours Agency Classroom
3. Reno/Sparks Association of Realtors®
 “Code of Ethics, The”
Request: 4 Hours Ethics Classroom
4. Institute of Real Estate Management Las Vegas Chapter 99
 “Effective Communication & Messaging: Are You Succeeding or Failing”
Request: 3 Hours Personal Development Classroom
5. Greater Las Vegas Association of REALTORS®
 “Asia/Pacific & International Real Estate”
Request: 6 Hours General Classroom
6. Greater Las Vegas Association of REALTORS®
 “The Americas & International Real Estate”
Request: 6 Hours General Classroom
7. Greater Las Vegas Association of REALTORS®
 “Europe & International Real Estate”
Request: 6 Hours General Classroom

8. Greater Las Vegas Association of REALTORS® “Global Real Estate: Transaction Tools”	Request: 6 Hours	General	Classroom
9. Greater Las Vegas Association of REALTORS® “Global Real Estate: Local Markets”	Request: 6 Hours	General	Classroom
10. Greater Las Vegas Association of REALTORS® “New Brokerage Office Workshop II: Starting, Rules, Operation, Compliance”	Request: 4 Hours	Broker Management	Classroom
11. Greater Las Vegas Association of REALTORS® “Contracts 2012”	Request: 3 Hours	Contracts	Classroom
12. Greater Las Vegas Association of REALTORS® “The Listing Contract...Crossing Your T’s and Dotting Your I’s”	Request: 3 Hours	Contracts	Classroom
13. Kaplan Professional Schools “Scams, Scoundrels, and Real Estate Stings V1.0”	Request: 6 Hours	Ethics	Internet
14. McKissock, LP “Contract Law from the Top Down”	Request: 3 Hours	Contracts	Internet
15. U.S. Department of Housing and Urban Development “FHA Update & Training”	Request: 7 Hours	General	Classroom
16. Smith & Associates Title Services, Inc. “Empowering and invigorating Short Sales”	Request: 3 Hours	General	Classroom
17. Universal Realty, Inc. “The Digital Agent - Using the I-Pad in your Day-to-Day Business”	Request: 3 Hours	General	Classroom
18. The CE Shop, Inc. “Advocating for Short Sale Clients”	Request: 3 Hours	General	Internet
19. The CE Shop, Inc. “Sign Here: Contract Law on E-Signatures”	Request: 3 Hours	General	Internet
20. CCIM Institute “CI 101: Financial Analysis for Commercial Investment Real Estate”	Request: 32 Hours	General	Classroom

21. CCIM Institute
 “Financial Analysis Tools for Commercial Investment Real Estate”
Request: 7 Hours General Classroom
22. Kingham, Myrna
 “Repairs or Consequences”
Request: 3 Hours Property Management Classroom
23. Nevada Real Estate Division
 “Buying and Selling Homes in a Common-Interest-Community”
Request: 3 Hours General Classroom

CHANGE OF HOURS REQUEST

24. CCIM Institute
 “CI 101: Financial Analysis for Commercial Investment Real Estate”
Request: 32 Hours General Internet
25. McKissock, LP
 “Contract Law From the Top Down”
Request: 3 Hours Contracts Webinar
26. The CE Shop, Inc.
 “Seniors Real Estate Specialist (SRES) Designation Course”
Request: 12 Hours General Internet

7. PUBLIC COMMENTS

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8. *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
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>