

REAL ESTATE COMMISSION
February 26, 2013

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

NO VIDEO CONFERENCE

MINUTES

Meeting started at 8:43 a.m.

1-C) NEW COMMISSIONER OATH OF OFFICE

The new Commissioner, Norma Jean Opatik, was sworn in by President Johnson.

1A) INTRODUCTION OF COMMISSIONERS IN ATTENDANCE

David Boyer, Clark County; Norma Jean Opatik, Nye County; Richard Johnson, Washoe County; Paul Murad, Clark County; and Rose Marie. Reynolds, Commission Counsel

1-B) INTRODUCTION OF DIVISION STAFF IN ATTENDANCE

Gail Anderson, Administrator; Jan Holle, Chief Compliance Investigator; Linda Chavez, Compliance Audit Investigator; Carolyn Washington, Compliance Audit Investigator; Joanne Gierer, Legal Administrative Officer; Safia Anwari, Education Officer; Ingrid Trillo, Education Program Officer; Chad Freeman, Publication Writer; and Rebecca Hardin, Commission Coordinator
Division Counsel: Christopher Eccles, Deputy Attorney General and Kimberly Arguello, Senior Deputy Attorney General

2. PUBLIC COMMENT

None.

4-26) NRED v. SHEYANTHI WELIKALA-PERERA

Case No. RES 10-05-14-300

The Respondent was present. She was represented by counsel, Mr.Huggins, but he was unable to attend. Kimberly Arguello, Senior Deputy Attorney General was present on behalf of the Division.

Ms. Arguello stated they had entered into a stipulation for settlement of disciplinary action with Ms. Perera. The stipulation was handed out.

Ms. Arguello read the Jurisdiction, Factual Allegations, Violations of Law, and Settlement.

Proposed Settlement:

- \$1,000 administrative fine, to be paid within 30 days of the date of the Order.
- The Respondent agreed that she may not take the Property Management license test for 12 months from the effective date of the Order.

Ms. Welikala-Perera verified that she had read, understood, and signed the stipulation.

Commissioner Boyer moved to approve the stipulation as presented. Commissioner Murad seconded. The motion carried 4-0.

4-19) NRED v. MARK RAMUS

Case No. RES 12-01-30-227

The Respondent was present, but not represented by counsel.

Kimberly Arguello, Senior Deputy Attorney General was present on behalf of the Division.

Ms. Arguello stated that this case had been heard at the last Real Estate Commission meeting (*November 6, 2012*) and that Mr. Ramus had stipulated to the facts and the allegations at that time. The Commission ordered discipline, which was to be presented in the form of a stipulation at the next meeting (*February 26, 2013*). Ms. Arguello handed out the proposed stipulation.

Ms. Arguello read the Factual Allegation and Violations of Law.

Proposed Settlement:

- Downgrade license from broker salesperson to salesperson
- Respondent agrees to repay all to the clients all amounts misappropriated from Sunwest accounts.
- Respondent shall appear before the commission at least every 12 months with an accounting reflecting in detail all amounts paid in restitution and a current outstanding balance to be paid.
- The Respondent's license will not be renewed unless he has appeared before the commission as described.
- Administrative fine of \$30,000
- Six hours of What Every Licensee Should Know within six months

The Respondent presented documentation of reimbursements made and amounts still owed. He requested that the fine be removed, subject to the continuing reimbursement to the public. Barring complete removal of the fine, he asked that it be delayed until the public was reimbursed in full.

Commissioner Boyer moved to modify the proposed stipulation to allow the Respondent to defer paying the administrative fine until after the debts were paid and that if this reimbursement wasn't completed, the fine would be imposed immediately. His license would be downgraded immediately from broker salesperson to salesperson and the education "What Every Licensee Should Know" was to be done within 90 days. Commissioner Opatik seconded.

A discussion ensued about modifying the stipulation in regards to setting a specific amount of time for reimbursing the public, when the administrative fine should be paid, the amount of the administrative fine, frequency and format of the reimbursement accounting to the Commission, penalties for failing to continue reimbursements or make sufficient progress.

William Rowan, the owner of Rowan Real Estate and the Respondent's current broker, commented on the report, reimbursement plan, and the Commission's reporting request.

Commissioner Boyer amended his motion to say that upon payment in full of all of the dollars owed to the public or 40 months, that the Respondent be fined the amount of \$10,000 to be paid at \$250 a month until paid with all of the normal collection numbers put in.

Discussion ensued.

- Commissioner Boyer's final revised motion was as follows:
 - The Respondent agrees to continue to repay back the public for all the amounts taken from Sunwest accounts at a rate of approximately \$3,000 per month.
- The Respondent will appear before this Commission at the first scheduled Southern meeting of every calendar year with a full accounting of balances owed and a running balance of each account and an indication or documentation regarding exactly how much has been repaid during the year prior.

- A fine of \$10,000, payable in monthly installments of \$250 per month until paid.
- The fine will commence upon either full restitution of amounts owed to the public, or 40 months from the date of the Order, whichever comes first.
- The Respondent will complete 6 hours of What Every Licensee Should Know within 90 days of the effective date of the order.
- If Respondent fails to appear before the commission or at the scheduled yearly times, his fine will become due within 30 days of that hearing and his license will be immediately revoked.
- If the education is not completed within the 90 days his license will be immediately suspended until he does.

Commissioner Boyer confirmed with Ms. Arguello that the reduction of the Respondent's license from broker salesman to salesman was in the settlement.

President Johnson called for a vote on the motion. The motion carried 4-0.

4-13) NRED v. CARALEE KECMAN

Case No. RES 11-07-41-041

The Respondent was present, but not represented by counsel.

Christopher Eccles, Deputy Attorney General, was present on behalf of the Division.

Mr. Eccles stated that there was a stipulation for settlement of disciplinary action.

Mr. Eccles read the Jurisdiction, Factual Allegations, Violations, and Settlement.

Proposed Settlement:

- \$7,000 administrative fine, to be paid as follows:
 - First payment of \$2,000 to be paid on or before March 26, 2013.
 - Additional installments of \$500 shall be due on or before the 26th of each month following the initial payment until the administrative fine is paid in full
- Continuing Education, to be completed within six months, as follows:
 - Six hours of What Every Licensee Should Know
 - Six hours of ethics designated courses
- Respondent agrees that she will not apply for a property management permit for five years from February 26, 2013.

The Respondent verified that she had read, understood, and signed the agreement.

Commissioner Boyer moved that the stipulation be accepted, as presented. Commissioner Murad seconded. The motion carried 4-0.

4-6) NRED v. JUANCARLO (JC) CASTILLO

Case No. RES 13-10-14-120

The Respondent was present, but not represented by counsel.

Christopher Eccles, Deputy Attorney General, was present on behalf of the Division.

The broker was not present.

Commissioner Opatik stated that she was a franchisee under Jeff Moore, the broker for the Respondent, but that would have no effect on her ability to hear the case.

Mr. Eccles stated that Mr. Castillo had provided him, the Commission, and the Division with an answer and had also provided a number of documents that he wanted the Commission to see.. In his answer the

Respondent essentially admitted to all allegations, except paragraph sixteen in the complaint. The Commissioners acknowledged that they had a copy of the Respondent's answer.

Mr. Eccles passed out the State's documents and asked that they be placed into evidence.

President Johnson swore in the Respondent.

The Respondent confirmed that he had seen the documents submitted by the State and agreed to have them put into evidence.

Mr. Eccles agreed to place the Respondent's documents into evidence.

Mr. Eccles requested a vote to make the finding that the Respondent had agreed to the other factual allegations and the violations except for paragraph 16, and then have a hearing about paragraph 16.

Commissioner Boyer moved that the factual allegations one through twelve had been proven. Commissioner Opatik seconded. The motion carried 4-0.

Commissioner Boyer moved that violations number 13, 14, 15 had been accepted and moved to approve or accept that those violations had occurred. Commissioner Murad seconded. The motion 4-0.

Mr. Eccles read paragraph 16, "Respondent violated NRS 645.633 subparagraphs (1)(h) and (i) pursuant to NAC 645.605, sub one and/or sub six when he stole client money and used it for himself."

Mr. Eccles questioned the Respondent, Mr. Castillo

Mr. Castillo made a statement.

The Commission questioned the Respondent and debated the merits of the State's case.

Mr. Eccles mad his closing statement.

The Respondent had no response Mr. Eccles' closing statement.

Commissioner Boyer moved that the state had not proven violation as shown in paragraph 16. The motion dies for lack of a second.

Commissioner Murad moved that the state has proven the allegation in paragraph 16. Commissioner Opatik seconded.

Commissioner Opatik made a friendly amendment to change the word "stole" to "misappropriation" in paragraph 16. Commissioner Murad agreed to the change.

The motion carried 3-1, with Commissioner Boyer opposing.

Jan Holle, Chief Compliance Investigator gave the Division's recommendations for discipline as follows: \$6,000 fine, plus \$1,159.25 for hearing and investigation costs, payable within 90 days of the effective date of the order. Continuing Education, not to be counted towards license renewal, to be completed within 90 days (Six hours of What Every Licensee Should Know and six hours of Ethics).

The Respondent requested a payment plan for his fine.

Commissioner Boyer moved to accept the following discipline:

- \$6,000 fine, plus \$1,159.25 for hearing and investigation costs.
 - \$1,000 to be paid within 30 days of the entry of the order
 - \$250 to be paid every month, starting 30 days thereafter, until paid in full.
- Continuing Education, not to be counted towards license renewal, to be completed within 90 days.
 - Six hours of What Every Licensee Should Know
 - Six hours of Ethics

Commissioner Opatik seconded. The motion carried 4-0.

4-16) NRED v. ALICE LUNGU
Case No. RES 13-08-34-068

The Respondent was present, but not represented by counsel.

Kimberly Arguello was present on behalf of the Division.

The broker was present.

Ms. Arguello stated the Respondent had agreed to voluntarily surrender her license in lieu of other disciplinary action and the state agreed to that. Ms. Arguello read the Voluntary Surrender, Jurisdiction, Factual Allegations, and Violations of Law.

Ms. Arguello requested, on behalf of the Division, the Commission's acceptance of the Voluntary Surrender as discipline.

Commissioner Boyer moved for the approval of the request of the Division for the voluntary surrender in lieu of other disciplinary action. Commissioner Murad seconded. The motion carried 4-0.

4-17) NRED v. RONALD MATUSEK
Case No. RES 11-07-35-035

The Respondent was not present or represented by counsel.

Christopher Eccles was present on behalf of the Division.

Rebecca Hardin, Commission Coordinator testified regarding service of notice.

Commissioner Boyer moved that the State had proven attempted service and therefore by statute the factual allegations and violations of law were deemed proven as well. Commissioner Opatik seconded. The motion carried 4-0.

Mr. Eccles read the Jurisdiction, Factual Allegations, and Violations of Law.

Jan Holle, Chief Investigator, stated that the Respondent's license was in expired status, as of May 31 of 2012. The Division's recommendation for discipline was as follows:

- License Revocation
- \$60,000 fine, plus \$928.25 for the costs of the hearing and investigation, payable within 30 days of the effective date of the order.

Commissioner Boyer moved for approval of the Division's recommendation, as presented. Commissioner Opatik seconded. The motion carried 4-0.

4-8) NRED v. NICHOLAS COOK
Case No. RES 11-11-12-189

The Respondent was not present or represented by counsel.

Kimberly Arguello was present on behalf of the Division.

The Respondent's broker was present.

Joanne Gierer, Legal Administrative Officer, testified regarding service of notice.

Commissioner Boyer moved that the State had proven attempted service and therefore by statute had proven the facts and violations of law. Commissioner Opatik seconded. The motion carried 4-0.

Kimberly Arguello passed out the documents sent to the Respondent, which were admitted into evidence. She proceeded to read the, Factual Allegations and Violations of Law.

Jan Holle stated that the Respondent's license was in expired status, as of May 31 of 2012. The Division's recommendation for discipline was as follows:

- License Revocation of Real Estate License and Property Management Permit
- \$370,000 fine, plus \$676.57 for the costs of the hearing and investigation, payable within 30 days of the effective date of the order.

Commissioner Boyer moved for approval of the Division's recommendation, as presented. Commissioner Murad seconded. The motion carried 4-0.

4-4) NRED v. MARTIN M. BARRERA

Case No. RES 12-09-21-091

The Respondent was present and represented by attorney Malik W. Ahmed.

Christopher Eccles was present on behalf of the Division.

The Respondent's and the State's documents were accepted into evidence, without objection.

Mr. Barrera was sworn in.

At Mr. Ahmed's request, witnesses were instructed to leave the room, until they were called.

Christopher Eccles gave his opening statement.

Mr. Ahmed denied everything in his initial statement.

Mr. Eccles called Martin M. Barrera as his first witness.

Mr. Eccles, Mr. Ahmed, and the Commission questioned the witness.

Mr. Eccles called Jesus Ortega as his second witness.

Mr. Ortega was questioned by Mr. Eccles, Mr. Ahmed and the Commission.

Mr. Eccles called James Abel as his third witness. Mr. Abel was questioned by Mr. Eccles, Mr. Ahmed, and the Commission.

Mr. Eccles called Jan Holle as his last witness. Mr. Holle was questioned by Mr. Eccles and Mr. Ahmed.

President Johnson called for a break in the proceedings, explaining that the case would be continued the following day.

3-Q) COMMISSIONER COMMENTS.

Commissioner Murad welcomed Commissioner Opatik.

7) PUBLIC COMMENTS

None.

The meeting was recessed at 4:30 PM.

REAL ESTATE COMMISSION
February 27, 2013

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Council Chambers Conference Room
240 Water Street
Henderson, Nevada 89015

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MINUTES

Meeting started at 8:30 a.m.

1-A) INTRODUCTION OF COMMISSIONERS IN ATTENDANCE

David Boyer, Clark County; Norma Jean Opatik, Nye County; Richard Johnson, Washoe County; Paul Murad, Clark County; and Rose Marie. Reynolds, Commission Counsel

1-B) INTRODUCTION OF DIVISION STAFF IN ATTENDANCE

Gail Anderson, Administrator; Jan Holle, Chief Compliance Investigator; Linda Chavez, Compliance Audit Investigator; Carolyn Washington, Compliance Audit Investigator; Joanne Gierer, Legal Administrative Officer; Safia Anwari, Education Officer; Ingrid Trillo, Education Program Officer
Division Counsel: Kimberly Arguello, Senior Deputy Attorney General and Christopher Eccles, Deputy Attorney General

2. PUBLIC COMMENT

None.

3-G) DISCUSSION AND DECISION REGARDING CRITERIA FOR “PERSONAL DEVELOPMENT” DESIGNATION IN NAC 645.450, SUBSECTION 2, “Q” AND DISCUSSION CONCERNING THE DESIGNATION OF “GENERAL” COURSES.

Commissioner Boyer stated his reasons for requesting this item be placed on the agenda.

Gail Anderson, Administrator, discussed the results of research done by Safia Anwari, Education Officer, and Ingrid Trillo, Education Program Officer, concerning the history, definition, and current status of Personal Development as identified in NAC645.450(2q).

Comments were made by the following:

- Jimmy Dague, GLVAR Faculty Member
- Tamara Tyrbouslu, NAR Faculty, with the Certified International Properties Specialists Institute
- Cheryl Smith, GLVAR Senior Faculty Member
- Neil Schwartz, Senior Faculty Member at GLVAR, who was not present but had his statement read by Cheryl Smith.
- Soozi Jones-Walker, Commercial Executives Real Estate Services and an instructor for GLVAR
- J. C. Melvin, Corporate Broker at(Keller Williams Realty Southwest and Individual Broker at Referral Real Estate

Commissioner Boyer summarized the suggestions made as follows:

- Change the definition of personal development.
- Change the 3 hour personal development limit.

Commissioner Boyer requested that a workshop for LCB File R003-10 be placed on the next Real Estate Commission agenda.

President Johnson commented and questioned staff.

Ms. Anderson commented.

3-H) 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.

Safia Anwari, Education Officer stated that she was requesting approval of live streaming, with video-streaming method for post-licensing to be approved to allow rural licensees to attend the required live classroom for the post-licensing education.

President Johnson questioned Ms. Anwari.

Gail Anderson explained that the proposal was actually two things: live streaming and the webinar. Those would be acceptable to meet the requirement for live classroom for post licensing for the rural exception. There is no rural exception for continuing education that exists at this time. It’s being considered in another regulation. So it is just post licensing. The sponsors have described the interactivity with instructors and other students that are offered in these technology deliveries. So what we’re asking for right now is that these would be acceptable exceptions under the regulation that you adopted in R093 for meeting that requirement for live classroom instruction for post licensing education and that it would be the rural exception only at this time.

Commissioner Boyer commented.

Commissioner Opatik commented.

Commissioner Boyer moved for approval of the request of staff to accept within the definitions as laid out in the presentation, these two methodologies for post-licensing education. Commissioner Murad seconded. Motion carried 4-0.

3-I) DISCUSSION AND DECISION REGARDING APPROVAL FOR INSTRUCTOR/COURSE DEVELOPMENT TRAINING 2013 FUNDED BY THE EDUCATION AND RESEARCH FUND PURSUANT TO NRS 645.842.

Safia Anwari stated this item was for possible action on course objectives for the upcoming Instructor Development Training, which would cover a detailed review and discussion on interactivity in real estate education.

Commissioner Boyer questioned Ms. Anwari.

Gail Anderson commented.

Commissioner Boyer moved for approval of the staff to ask for proposals for instructor development class under the topic “Interactivity in Live and Distance Education”, as proposed by staff.

Commissioner Opatik seconded. Motion carried 4-0.

3-J) DISCUSSION AND DECISION REGARDING REVISING THE SELLER’S REAL PROPERTY DISCLOSURE FORM 547, TO UPDATE THE LAW CITATION.

Gail Anderson stated that the Division was bringing updates to the Seller’s Real Property Guide to the Commission for approval.

Commission Murad asked for a change to the Disclosure Form to be added the next meeting’s agenda.

Commissioner Boyer moved for approval of revise SRPD as presented by staff. Commissioner Opatik seconded. Motion carried 4-0.

6) EDUCATION: THE 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.

REQUEST FOR RE-APPROVAL

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”

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| | 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

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| 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 |

Items 5-12 were pulled for discussion.

Commissioner Boyer moved for approval of all of the remaining courses under item 6. Commissioner Murad seconded. The motion carried 4-0.

Ingrid Trillo, Education Program Officer, discussed the course designations of items 5 – 9.

Commissioner Boyer moved to accept Staff's recommendation to approve items 5, 6, 7, 8, and 9 of the agenda as general credit. Commissioner Opatik seconded. The motion carried 4-0.

Commissioner Boyer and Commissioner Opatik stated that they were members of the Greater Las Vegas Association of REALTORS® and would possibly be teaching "Contracts 2012" and "The Listing Contract", so they would have to abstain from the vote, because of a potential conflict.

Commissioner Murad moved to approve items 11 and 12. President Johnson seconded. The motion carried 2-0. Commissioners Boyer and Opatik did not vote.

Commissioner Boyer moved to approve item 10. Commissioner Opatik seconded. The motion carried 4-0.

3-K) 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. Kesterson, Henderson, License # BS.0005244.MGR
- Edward G. Yuill, Reno, License # B.0018931.LLC

Commissioner Boyer move for approval of the five applicants for the Advisory Review Committee. Commission Murad seconded. Motion carried 4-0.

5) APPEAL OF INSTRUCTOR DENIAL - JAMES SEXTON

Mr. Sexton was not present, but was represented by an attorney, who requested the session be closed.

Commissioner Boyer moved to close the session, as requested by the Appellant, pursuant to NRS 241.030. Commissioner Opatik seconded. Motion carried 3-1.

The meeting room was cleared of all non-involved parties.

Ingrid Trillo, Education Program Officer, stated the reason for the instructor denial.

The Appellant's attorney stated Mr. Sexton's case.

Commissioner Boyer questioned Mr. Sexton's attorney.

Commissioner Opatik questioned Mr. Sexton's attorney.

Commissioner Boyer moved to end the closed session and reopen the hearing to the public.

Commissioner Opatik seconded. Motion carried 4-0.

Commissioner Boyer moved to end the closed session and reopen the hearing to the public.

Commissioner Opatik seconded. Motion carried 4-0.

Commissioner Boyer moved for approval of the appeal of James Sexton and that he be approved as an instructor for the class "Foreign Buyers and Sellers, What You Must Know." Commissioner Murad seconded.

Discussion ensued.

President Johnson called for a vote. Motion carried 3-1 with Commissioner Opatik opposing.

4-21) NRED v. AHMAD SHARIF-YAZDI

Case No. RES 11-05-02-379

The Respondent was present. He was represented by an attorney, who was not present.

Kimberly Arguello, Senior Deputy Attorney General, was present, representing the Division.

Ms. Arguello asked for a continuance for this case and the Respondent agreed.

Commissioner Boyer moved to continue this case until the next Southern Commission hearing. Commissioner Murad seconded. Motion carried 4-0.

4-5) NRED v. ANGELO BULONE

Case No. RES 11-04-19-366

The Respondent was present, but not represent by counsel.

Kimberly Arguello was present, representing the Division

Ms. Arguello stated that the Respondent was prepared to stipulate that all of the Factual Allegations and most of the Violations were proven.

Ms. Arguello submitted documents into evidences, which were accepted by President Johnson.

Ms. Arguello read the Factual Allegations.

Mr. Bulone agreed that the Factual Allegations were true and correct, as read.

Ms. Arguello read the Violations of Law.

Ms. Arguello confirmed that Mr. Bulone agreed with the last three Violations of Law, but felt the first two were redundant and should be only one of them.

Ms. Arguello asked for a motion for a finding that all of the Factual Allegations and Violations of Law 14, 15, and 16 were proven.

Commissioner Opatik moved that all the Factual Allegations and Violations have been proven, except for 12 and 13. Commissioner Boyer seconded. Motion carried 4-0.

Ms. Arguello discussed violations 12 and 13.

Mr. Bulone declined to comment.

Commissioner Boyer moved that the State had proven violations 12 and 13. Commissioner Opatik seconded. Motion carried 4-0.

Mr. Bulone addressed the Commission.

Discipline Recommended by Division (as stated by Jan Holle):

- License Revocation
- \$5,000 fine
- Cost of Hearing and Investigation of \$828.18

Commissioner Opatik questioned Mr. Holle.

Commissioner Boyer questioned Mr. Bulone.

Commissioner Boyer moved in favor of the State's recommendation, for the purpose of discussion. Commissioner Murad seconded.

Commissioner Boyer's Proposed Amended Motion

- Fine of \$20,000, plus \$828.18 cost of investigation and hearing
- Payable at \$500 per month, starting 30 days from the effective day of the Order and continuing until paid, with all of the normal collection language.
- No revocation.

Commissioner Opatik commented.

Commissioner Murad commented.

Commissioner Boyer commented.

President Johnson questioned Mr. Bulone and read the conditions of any proposed discipline.

Commissioner Opatik's Friendly Amendment to Commissioner Boyer's Amended Motion.

- Fine of \$20,000, plus \$828.18 cost of investigation and hearing, to be paid at \$300 a month, commencing 30 days after entry of the Order and continuing until paid in full, with normal collection language included
- 6 Hours of Education to be taken live within 90 days and not to count toward CE credit
 - 3 hours of What Every Licensee Should Know
 - 3 hours of Ethics

Commissioner Opatik seconded. Motion carried 4-0.

4-22) NRED v. FLORA B. VALDEZ

Case No. RES 12-04-23-321

The Respondent was present, but not represented by counsel.

Kimberly Arguello was present, representing the Division.

Ms. Arguello stated that Ms. Valdez had agreed that the Factual Allegations and Violations of Law had been proven, which Ms. Valdez confirmed.

Ms. Arguello submitted documents into evidence, which were accepted by President Johnson.

Ms. Arguello read the Factual Allegations and Violations of Law and asked for a motion that both the Factual Allegations and Violations of Law had been proven.

Commissioner Boyer moved that the State had proven all of the Factual Allegations and Violations of Law in this case. Commissioner Murad seconded. Motion carried 4-0.

Ms. Valdez addressed the Commission.

Discipline Recommended by Division (as stated by Jan Holle):

- \$20,000 fine
- Cost of hearing and investigation of \$601.63
- 6 hours of What Every Licensee Should Know and
- 6 hours of Ethics
- Not be permitted to apply for pm permit for five years

Commissioner Boyer moved the State's recommendation for:

- A fine of \$20,000 plus cost of hearing and investigation \$601.63
 - \$500 to be paid within 30 days of the date of the Order
 - \$300 to be paid every month thereafter until paid in full
- 12 hours of continuing live education, to be taken within six months from the date of the Order, (not to be counted toward required continuing education).
 - ◆ 6 hours of What Every Licensee Should Know
 - ◆ 6 hours of Ethics
- The Respondent will not be permitted to apply for a Property Management Permit for five years from the date of the Order.

Commissioner Opatik seconded.

Ms. Valdez asked for a reduction in the fine amount.

President Johnson made a statement.

Commissioner Murad questioned Ms. Valdez.

President Johnson restated the motion and called for a vote. Motion carried 4-0.

4-12) NRED v. SARAH M. GOLDSTEIN

Case No. RES 12-10-34-130

The Respondent, Sarah Goldstein, was present, but not represented by counsel.

Kimberly Arguello was present representing the Division.

Ms. Goldstein's documents were admitted into evidence, with no objections.

Ms. Arguello's documents were admitted into evidence, with no objections.

State's witness, Mihaela Faierstain, testified.

Direct examination by Ms. Arguello.

Cross-examination by Ms. Goldstein.

Discussion ensued.

Ms. Goldstein resumed questioning Ms. Faierstain.

Redirect examination by Ms. Arguello.

Commissioner Boyer questioned Ms. Goldstein.

Commissioner Opatik questioned Ms. Goldstein.

Commissioner Murad questioned Ms. Goldstein.

Ms. Arguello made a closing statement.

Ms. Goldstein made a closing statement

Commissioner Boyer moved that the State has proven the Factual Allegations; however, has not proven Violation 13, but has proven Violation 14. Commissioner Opatik seconded.

Commissioner Boyer commented.

Commissioner Murad commented.

President Johnson called for a vote. Motion carried 3-1, with Commissioner Murad opposing.

Discipline Recommended by Division (as stated by Jan Holle):

- \$2,000 fine
- Cost of hearing and investigation of \$929.50.
- 6 hours of What Every Licensee Should Know and 3 hours of Ethics, to be completed in six months.

Commissioner Murad moved to amend the recommended discipline as follows:

- Payment of the court judgment, with no further fine or cost
- 6 hours of What Every Licensee Should Know and 3 hours of Ethics, to be completed in six months.

Ms. Arguello stated that the Division does not have the authority to order restitution.

Rose Marie Reynolds, Commission Counsel, agreed with Ms. Arguello's statement.

Commissioner Boyer commented.

Discussion ensued.

Commissioner Boyer made a friendly amendment Commissioner Murad's motion as follows:

- A fine of \$2,000 plus hearing and investigation cost of \$929.50; to be waived upon receipt of evidence that court judgment has been paid within 30 days of the entry of the Order
- 6 hours of What Every Licensee Should Know and 3 hours of Ethics, to be completed in six months.

Commissioner Opatik seconded.

Commissioner Murad commented.

President Johnson called the vote. Motion carried 4-0.

4-4) NRED v. MARTIN M. BARRERA...continued
Case No. RES 12-09-21-091

The Respondent was present and represented by attorney Malik W. Ahmed.

Christopher Eccles was present on behalf of the Division.

Mr. Ahmed resumed questioning Jan Holle.

Mr. Eccles questioned Mr. Holle.

Mr. Ahmed questioned Mr. Holle.

Commissioner Murad questioned Mr. Holle.

Commissioner Opatik questioned Mr. Holle.

Mr. Holle was dismissed.

Mr. Eccles called Flavio Jimenez to testify via telephone.

Mr. Eccles questioned Mr. Jimenez.

Mr. Ahmed questioned Mr. Jimenez.

Commissioner Murad questioned Mr. Jimenez.

Mr. Jimenez was dismissed.

Mr. Ahmed called Beverly Schaeffer to testify.

Mr. Ahmed questioned Ms. Schaeffer.

Mr. Eccles had no questions for Ms. Schaeffer.

Commissioner Murad questioned Ms. Schaeffer.

Commissioner Opatik questioned Ms. Schaeffer.

Ms. Schaeffer was dismissed.

Mr. Eccles made a closing statement.

Mr. Ahmed made a closing statement.

Commissioner Boyer commented.

Commissioner Opatik commented.

Commissioner Murad commented.

Commissioner Murad moved that the allegations had been proven by the State. Commissioner Boyer seconded, with an amendment that the State had proven Factual Allegations 3-7, as well as 8 and 9, replacing the number \$39,000 with \$36,000 and has also proven Factual Allegation 10-19. Factual Allegation 20 had been proven other than the amounts and should say "Respondent accepted compensation from his clients regarding each of the ten transactions". Factual Allegation 21-26 had been proven. Commissioner Opatik seconded the amendment. Motion carried 4-0.

Commissioner Boyer moved that the State had proven Violations of Law 27-57. Commissioner Opatik seconded. Motion carried 4-0.

Discipline Recommended by Division (as stated by Jan Holle):

- \$30,000 fine
- Cost of hearing and investigation of \$2806.00.
- 6 hours of What Every Licensee Should Know and 3 hours of Agency, to be completed within six months.

Mr. Ahmad made a comment on Mr. Barrera's behalf.

Mr. Barrera made a comment on his own behalf.

Commissioner Boyer recommended allowing the Respondent to pay the fine and costs be paid beginning with \$500 30 days of the effective day of the Order and \$500 every month thereafter, until paid.

Commissioner Murad commented.

Commissioner Opatik commented.

Commissioner Boyer made the following motion:

- A fine of \$30,000, plus the cost of hearing and investigation of \$2806.00 will be imposed. \$500 will be due 30 days after the entry of the Order, with \$500 a month thereafter, until paid.
- 6 hours of What Every Licensee Should Know and 3 hours of Agency, taken live, to be completed within six months after the entry of the order, and not to be counted toward continuing education requirements.

Commissioner Opatik seconded. Motion carried 4-0.

4-11. NRED v. SARAH M. GOLDSTEIN

Case No. RES 12-10-21-117

The Respondent was present, but not represented by counsel.

Kimberly Arguello was present representing the Division.

Documents were submitted and admitted into evidence

Carolyn Washington, Audit Investigator was called to testify.

Ms. Arguello questioned Ms. Washington.

Ms. Goldstein questioned Ms. Washington.

Ms. Arguello re-questioned Ms. Washington.

Commissioner Murad questioned Ms. Washington.

Commissioner Boyer questioned Ms. Washington.

Ms. Washington was dismissed.

Jan Holle was called to testify by Kimberly Arguello.

Mr. Holle was dismissed.

Ms. Goldstein handed out documents to the Commission.

Ms. Arguello stated that she had never seen the documents and asked for a few moments to review them.

President Johnson admitted the documents into evidence.

Ms. Goldstein explained the documents she submitted.

Ms. Arguello questioned Ms. Goldstein.

Commissioner Boyer questioned Ms. Goldstein.

Commissioner Murad questioned Ms. Goldstein.

Ms. Arguello re-questioned Ms. Goldstein.

Ms. Goldstein gave her closing statement.

Ms. Arguello gave her closing statement..

Ms. Goldstein made a final statement.

Commissioner Boyer moved that Factual Allegations 2-11, with the exception of #7 had been proven..

Commissioner Opatik seconded. Motion carried 4-0.

Commissioner Boyer moved that Violations of Law 12, 13, and 14 had been proven. Commissioner

Opatik seconded. Motion carried 4-0.

Discipline Recommended by Division (as stated by Jan Holle):

- \$15,000 fine
- Cost of hearing and investigation of \$967.00.

Commissioner Murad made the following motion:

- \$1,000 fine
- Cost of hearing and investigation of \$967.00.

OR

- Voluntary Surrender of Respondent's Property Management Permit.

Commissioner Boyer seconded, for discussion.

Discussion ensued regarding possible discipline.

President Johnson called for a vote on the motion. Motion failed 1-3, with Commissioner Boyer, Commissioner Opatik, and President Johnson opposing.

Commissioner Opatik made the following motion:

- Revocation of the Property Management Permit
- License downgrade from Broker to Salesperson
- \$9,000 fine,
- Cost of hearing and investigation of \$967.00.

Commissioner Boyer made a friendly amendment to reduce the fine to \$4,500 and create a payment plan of \$500 to be paid 30 days after the entry of the Order and \$250 a month thereafter until paid.

Commissioner Opatik accepted Commissioner Boyer's amendment.

Commissioner Murad made a friendly amendment to reduce the fine to \$3,000.

Commissioner Opatik did not accept Commissioner Murad's amendment.

Commissioner Murad moved to amend the motion, reducing the fine to \$3,000.

Commissioner Murad's amendment died for lack of a second.

President Johnson restated the final motion, as follows:

- Revocation of the Property Management Permit
- License downgrade from Broker to Salesperson
- \$4,500 fine,
- Cost of hearing and investigation of \$967.00.
- \$500 after the Order and \$250 a month paid.

Motion carried 3-1, with Commissioner Murad opposing.

3-F¹) ADMINISTRATOR'S REPORT ON THE GOVERNOR'S RECOMMENDED BUDGET FOR REAL ESTATE ADMINISTRATION BUDGET ACCOUNT 3823 AND REAL ESTATE EDUCATION AND RESEARCH BUDGET ACCOUNT 3826.

Gail Anderson, Administrator, began explaining the budget, stating she would conclude the next day.

3-Q) COMMISSIONER COMMENTS.

Commissioner Murad commented.

7. PUBLIC COMMENTS

None.

The meeting was recessed

REAL ESTATE COMMISSION
February 28, 2013

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

NO VIDEO CONFERENCE

MINUTES

Meeting started at 8:30 a.m.

1-A) INTRODUCTION OF COMMISSIONERS IN ATTENDANCE

David Boyer, Clark County; Norma Jean Opatik, Nye County; Richard Johnson, Washoe County; Paul Murad, Clark County; and Rose Marie. Reynolds, Commission Counsel

1-B) INTRODUCTION OF DIVISION STAFF IN ATTENDANCE

Gail Anderson, Administrator; Jan Holle, Chief Compliance Investigator; Carolyn Washington, Compliance Audit Investigator; Joanne Gierer, Legal Administrative Officer; Ingrid Trillo, Education Program Officer; and Kimberly Arguello, Senior Deputy Attorney General (Division Counsel)/

2. PUBLIC COMMENT

No public comment.

4-11) NRED v. SARAH M. GOLDSTEIN

Case No. RES 12-10-09-105

The Respondent was present, but not represented by counsel.

Kimberly Arguello was present, representing the Division.

Ms. Arguello stated that Ms. Goldstein had agreed to a settlement.

Ms. Arguello read the Jurisdiction, the Factual Allegations, and Violations of Law.

Verbal Settlement, as stated by Ms. Arguello:

- Violation #31 was to be dismissed.
- The Respondent would not contest the other four violations
 - However, paragraph 34 would be amended. “On at least ten occasions” would be redacted to say she violated that statute for comingling money.
- \$6,500 fine

Ms. Goldstein stated that she agreed with the settlement.

Commissioner Boyer moved for approval of the settlement agreed upon by all parties, as follows:

Fine of \$6,500, \$500 to be paid within 30 days of the Order and \$250 a month until paid

Commissioner Murad seconded and made a friendly amendment to reduce the monthly amount to \$200.

Commissioner Boyer accepted the amendment and restated the motion as follows.

- Accept the Stipulation, as agreed,
 - \$500 within 30 days and the balance to be paid at \$200 per month.

Motion carried 4-0.

4-9) NRED v. SARAH M. GOLDSTEIN

Case No. RES 11-03-25-338

Kimberly Arguello stated that this case had been continued to the next Southern meeting.

Sarah Goldstein agreed to the continuance and made a statement.

The continuance was granted.

4-23) NRED v. GORDON D. VICIAN

Case No. RES 12-04-19-317

4-24) NRED v. GORDON D. VICIAN

Case No. RES 13-08-08-042

4-25) NRED v. GORDON D. VICIAN

Case No. RES 13-08-09-043

Kimberly Arguello requested a continuance for all three cases.

Commissioner Boyer moved to continue all three hearings until the next Southern Commission meeting.

Commissioner Murad seconded. Motion carried 4-0.

4-20) NRED v. CHARLES SCHMIDT

Case No. RES 12-01-03-200

Kimberly Arguello stated that Mr. Schmidt's recently hired attorney had requested a continuance and the Division had no objections.

Commissioner Boyer moved to continue the matter of the State versus Charles Schmidt to the next Southern Commission hearing. Commissioner Opatik seconded. Motion carried 4-0.

4-18) NRED v. CATHERINE C. RAMUS

Case No. RES 12-01-29-226

The Respondent was present via telephone, and was represented by counsel, Pamela Lawson, in person. Kimberly Arguello was present, representing the Division.

Ms. Arguello summarized the Jurisdiction, Factual Allegations, and Violations of Law

Ms. Arguello read the Stipulation for Settlement.

Stipulated Settlement Terms:

- Voluntary revocation of broker/salesperson license and property management permit.
- Respondent shall not re-apply for any licenses issued by the Nevada Real Estate Division for a period of five years.
- Administrative fine of \$7,000, to be paid within 30 days of the date of the Order.

Discussion ensued.

President Johnson called for a vote on the proposed settlement. Motion failed 2-2, with Commissioner Opatik and Commissioner Murad opposing.

Settlement options were discussed.

Ms. Arguello stated the parties had agreed on a revised settlement, as follows:

- Voluntary revocation of broker/salesperson license and property management permit.
- Administrative fine of \$14,000
 - \$7,000 to be paid within thirty days of the effective date of the Order
 - The balance of \$7,000 to be paid, commencing with \$250 thirty days after the effective date of the Order, and continuing with monthly payments of \$250 until the balance is paid.

Ms. Ramus stated that she agreed with the revised settlement.

Commissioner Boyer moved to accept the revised settlement agreement. Commissioner Opatik seconded. Motion carried 4-1.

4-7) NRED v. RUBY CHANG

Case No. RES 12-10-29-125

The Respondent was not present.

Kimberly Arguello was present, representing the Division.

Ms. Arguello submitted documents, which were admitted into evidence.

Ms. Arguello called Joanne Gierer, Legal Administrative Officer, to testify.

Ms. Arguello questioned Ms. Gierer.

Ms. Arguello read the Jurisdiction, Factual Allegations, and Violations of Law.

Commissioner Boyer moved that the State had proven service and therefore, by regulation, the Factual Allegations and Violations of Law were deemed proven. Commissioner Opatik seconded. Motion carried 4-0.

Ms. Arguello read the Factual Allegation and Violations of Law

Discipline Recommended by Division (as stated by Jan Holle):

- Maximum fine of \$5,000 for each violation for a total of \$10,000, plus the cost of the hearing and investigation of \$738.35, payable within 30 days of the effective date of the Order.

Commissioner Murad move to accept the Division's recommendation. Commissioner Opatik seconded. Motion carried 4-0.

3-F¹) ADMINISTRATOR'S REPORT ON THE GOVERNOR'S RECOMMENDED BUDGET FOR REAL ESTATE ADMINISTRATION BUDGET ACCOUNT 3823 AND REAL ESTATE EDUCATION AND RESEARCH BUDGET ACCOUNT 3826.

Gail Anderson, Administrator, finished the report she began on the previous day.

3-F²) STATUS OF IMPLEMENTING THE EDUCATION MODULE FOR ELECTRONIC UPLOADS TO THE DIVISION'S LICENSEE DATA BASE.

Ms. Anderson summarized the report.

3-B) DISCIPLINARY REPORT.

Joanne Gierer explained the report.

3-C) COMPLIANCE SECTION'S CURRENT CASELOAD REPORT, INCLUDING A SUMMARY OF RECENT TOPICS OF COMPLAINTS FILED.

Jan Holle summarized his reports.

3-A) ATTORNEY GENERAL CASE STATUS REPORT.

Kimberly Arguello discussed the report.

3-D) ADMINISTRATIVE SANCTION REPORT.

Joanne Gierer explained the report.

Jan Holle answered questions from the Commission.

3-E) APPROVAL OF THE NOVEMBER 6-7, 2012 MINUTES.

Commissioner Boyer moved to approve the minutes of November 6-7, 2012. Commissioner Murad seconded. Motion carried 3-0. Commissioner Opatik abstained, because as she was not at that meeting.

3-L) 2013 LEGISLATIVE BILLS AND BILL DRAFT REQUESTS (“BDR”) THAT RELATE TO NRS CHAPTER 645 WHICH MAY IMPACT REAL ESTATE LICENSEES.

Gail Anderson explained bills and bill draft requests and talked about Division protocol.

Ms. Anderson answered questions from the Commission.

3-M) REAL ESTATE COMMISSION GUIDELINES ON ATTENDANCE, PARTICIPATION AND TAKING LEGISLATIVE POSITIONS DURING LEGISLATIVE HEARINGS.

Gail Anderson and Rose Marie. Reynolds, Commission Counsel, explained the guidelines.

Ms. Reynolds and Ms. Anderson answered questions from the Commission.

Commissioner Boyer moved to ask Division staff to schedule a telephonic meeting to discuss pending bills and decide whether the Commission will take an official position. Commissioner Opatik seconded. Motion carried 4-0.

3-O) PROPOSED REGULATORY CHANGES TO NAC 645, INCLUDING BUT NOT LIMITED TO R157-08, R003-10 AND R071-12.

Gail Anderson stated that these were regulation files in process, relating to NAC 645 concerning education. She proceeded to summarize the changes.

Ms. Anderson and Joanne Gierer answered questions from the Commission.

3-P) 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.

Gail Anderson discussed her involvement in ARELLO, and the possibility of others participating.

Commissioner Boyer moved to send President Johnson to the meeting, funds permitting. Commissioner Opatik seconded. Motion carried 4-0.

4-27) NRED v. WILLIAM (BILL) WOOD

Case No. RES 12-01-22-219

The Respondent [William (Bill) Wood] was present, but not represented by counsel.

Christopher Eccles was present on behalf of the Division.

Mr. Eccles submitted documents, which were admitted into evidence.

Mr. Eccles stated the following:

- Mr. Wood admitted to paragraphs 1-24.
- Mr. Wood admitted to paragraphs 25, 26, 27, as amended to replace “Barerra” with “Barerra and/or Auction Ears” at the beginning of each sentence.

Mr. Wood objected to paragraphs 32 and 33.

Mr. Eccles stated that the Violations of Law (paragraph 34) was contested.

Commissioner Boyer moved that the State had proven Factual Allegations 3 through 31, with the changes as discussed in 25, 26, and 27. Commissioner Opatik seconded. Motion carried 4-0.

Mr. Eccles made his opening statement.

Mr. Wood made his opening statement.

Mr. Eccles called Jan Holle to testify.

Mr. Eccles questioned Mr. Holle.

Mr. Wood questioned Mr. Holle.

Mr. Eccles re-questioned Mr. Holle.

Commission Murad questioned Mr. Holle.

Mr. Holle was dismissed.

Mr. Eccles called Mr. Wood to testify.

Mr. Eccles questioned Mr. Wood.

Commission Murad questioned Mr. Wood.

Mr. Eccles made his closing statement.

Mr. Wood made his closing statement.

Commissioner Boyer moved that the State had failed to prove Factual Allegation 32, but did prove Factual Allegation 33. Commissioner Opatik seconded.

Commissioner Boyer made a statement.

Commissioner Opatik commented.

Commissioner Murad commented.

President Johnson called for a vote on the motion. Motion carried 4-0.

Commissioner Boyer moved that the State had proven the Violation of Law (#34). Commissioner Opatik seconded. Motion carried 4-0.

Discipline Recommended by Division (as stated by Jan Holle):

- \$5,000 fine, plus the cost of the and investigation and hearing of \$1,114.75, to be paid within 30 days of the effective date of the Order.
- 6 hours of broker management to be completed within six months

Commissioner Opatik moved to accept the recommendation of the Division. Commissioner Boyer seconded, with a friendly amendment to allow a payment plan of \$500 to be paid within 30 days of the entry of the Order, and \$250 a month thereafter, until paid. Commissioner Opatik accepted the friendly amendment. Motion carried 4-1.

4-14) NRED v. IVY LATIMORE
Case No. RES 12-03-08-273

The Respondent was not present.

Chris Eccles stated that Ms Latimore had attended the first two days of the meeting, but was now requesting a continuance.

Commissioner Boyer moved to continue the matter until the next Southern meeting. Commissioner Opatik seconded. Motion carried 4-0.

Q) COMMISSIONER COMMENTS.

Commissioner Boyer commented.

Commissioner Opatik commented.

Commissioner Murad commented.

7. PUBLIC COMMENTS

None.

The meeting was adjourned.