



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**

**DECEMBER 10-12, 2013**

The Nevada Real Estate Commission will conduct a meeting beginning **TUESDAY, DECEMBER 10, 2013, beginning at 8:30 a.m. and each day thereafter at 8:30 a.m. through THURSDAY, DECEMBER 12, 2013, or until the Commission concludes its business at the following locations:**

**COMMISSIONERS WILL BE IN LAS VEGAS**

**DECEMBER 10, 2013**

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

**VIDEO CONFERENCE TO:**

The Legislative Building  
401 South Carson Street  
Room 3137  
Carson City, Nevada 89701

**DECEMBER 11, 2013**

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

**VIDEO CONFERENCE TO:**

The Legislative Building  
401 South Carson Street  
Room 3137  
Carson City, Nevada 89701

**DECEMBER 12, 2013**

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

**VIDEO CONFERENCE TO:**

The Legislative Building  
401 South Carson Street  
Room 3137  
Carson City, Nevada 89701

**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 Rebecca Hardin at (702) 486-4074, 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 Commission 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 Sherrie Cartinella.
- D) Swearing in of Commissioner Neil Schwartz.

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) Discussion regarding Administrator's report on:
  - 1. Personnel; and
  - 2. Status of data system customizations.
- F) For possible action: Discussion and possible action on Education Program Officer's report on Career Web School Audit response from the July 16-18, 2013 Audit Program Report.
- G) Discussion regarding Education Program Officer's report on:
  - 1. Continuing Education Course Audit Program Report; and
  - 2. Issues on Education Certificates from Sponsors.
- H) Status report and discussion concerning proposed regulations:
  - 1. LCB File #R157-08
  - 2. LCB File #R003-10
  - 3. LCB File #R071-12
- I) For possible action: Report and decision on September 24, 2013 Property Management Task Force Recommendations.
- J) For possible action: Discussion and decision regarding revision of post licensing education curriculum and requirements.
- K) For possible action: Proposed schedule of meetings for calendar year 2014.
- L) For possible action: Discussion on date, time, place & agenda items for upcoming meetings.
- M) Commissioner Comments.

#### **4. DISCIPLINARY ACTION**

1. **NRED v. Rigoalberto (Rigo) Cardenas for possible action**  
Case # RES 13-09-19-093  
License No. S.0071962 (INACTIVE)
2. **NRED v. Martha Craddock for possible action**  
Case # RES 10-01-08-168  
License No. S.0041250 (INACTIVE)
3. **NRED v. John Densmore for possible action**  
Case # RES 12-05-43-367  
License No. BS.0047597 (INACTIVE) and B.0047597.CORP (NEW CREDENTIAL ISSUED)
4. **NRED v Roman T. Fernandez for possible action**  
Case # RES 13-07-07-007  
License No. S.0026541 (ACTIVE)
5. **NRED v. Sarah Goldstein for possible action**  
Case No. RES 11-03-25-338  
License Nos. B.0039746.PTNR (ACTIVE) and PM.0139746.BKR (CLOSED)
6. **NRED v. Teresita De Jesus Gomez for possible action**  
Case No. RES 12-03-05-270  
License No. S.0078169 (EXPIRED) and PM.0163965 (CLOSED)
7. **NRED v. Jeff B. Goodsitt for possible action**  
Case No. RES 13-07-34-034  
License No. S.0049634 (INACTIVE) and PM.0149634 (INACTIVE)
8. **NRED v. Cynthia Hosbrook for possible action**  
Case No. RES 13-05-04-313  
License No. S.0046407 (INACTIVE)
9. **NRED v. Robert Hosbrook for possible action**  
Case No. RES 13-05-05-314  
License No. S.0168696 (CLOSED)
10. **NRED v. David J. Johnson for possible action**  
Case No. RES 14-09-30-107  
License No. S.0053303 (ACTIVE) and PM.0164445 (INACTIVE)
11. **NRED v. Ronda Matthews-Wolfe for possible action**  
Case No. RES 14-09-29-106  
License No's. BS.0029004 (ACTIVE); PM.0164788 (ACTIVE);  
B.0029004.CORP (NEW CREDENTIAL ISSUED); and S.0029004 (CLOSED)
12. **NRED v. Michael A. Vannozi for possible action**  
Case No. RES 13-06-05-344  
License No's. BS.0049088 (ACTIVE); B.0049088.INDV (NEW CREDENTIAL ISSUED);  
and B.1000810.LLC (NEW CREDENTIAL ISSUED)
13. **NRED v. Konstantino Kouris for possible action**  
Case No. RES 12-11-05-135  
License No. UNLICENSED
14. **NRED v. Lyudmyla Radchenko for possible action**  
Case No. RES 12-06-28-398  
License No. UNLICENSED

15. NRED v. **Robert B. Benz for possible action**  
Case No. RES 12-11-04-134  
License Nos. B.0020433.CORP (INACTIVE) and PM.0165025.BKR (CLOSED)
16. NRED v. **Lin (Joanna) Li for possible action**  
Case No. RES 13-11-06-154  
License No. S.0051920 (INACTIVE)
17. NRED v. **David M. Mark for possible action**  
Case No. RES 13-04-11-299  
License No. S.0072514 (CLOSED) and BS.0072514 (CLOSED)
18. NRED v. **Elva Morales for possible action**  
Case No. RES 10-01-26-186  
License No. S.0030079 (ACTIVE)
19. NRED v. **Kory L. Scheeler for possible action**  
Case No. RES 13-08-24-058  
License No. S.0016337 (ACTIVE)
20. NRED v. **Sharon (Dylan) Shina for possible action**  
Case No. RES 13-11-05-153  
License No. S.0062067 (ACTIVE)
21. NRED v. **Gordon D.Vician for possible action**  
Case No. RES 12-04-19-317  
License No. B.0049444.INDV (EXPIRED)
22. NRED v. **Gordon D.Vician for possible action**  
Case No. RES 13-08-08-042  
License No. B.0049444.INDV (EXPIRED)
23. NRED v. **Gordon D.Vician for possible action**  
Case No. RES 13-08-09-043  
License No. B.0049444.INDV (EXPIRED)
24. NRED v. **Chuang (Louis) Wei for possible action**  
Case No. RES 13-03-17-265  
License No. B.0060535.INDV (EXPIRED); BS.0060535 (CLOSED); and PM.0162895 (CLOSED)

**5. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING RESPONDENT'S PETITION TO RECONSIDER TERMS OF THE COMMISSION'S ORDER.**

1. NRED v. **Martin Barrera**  
Case No. RES 12-09-21-091  
Effective date of Order: October 21, 2013  
License No.: S.0167874 (ACTIVE).

**6. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING RESPONDENT'S PETITION FOR REHEARING AND MOTION FOR STAY OF DEADLINE FOR FINE AND COSTS.**

1. NRED v. **Ima Jean Nikolich**  
Case No's. RES 13-07-18-018 and RES 13-08-32-066  
License No's. BS.0013331 (Closed) and BS.0013331.INDV (Revoked)

**7. FOR POSSIBLE ACTION: LICENSE DENIAL APPEAL FOR DECISION**

1. (Note: Portions of this discussion may be closed in accordance with NRS 241.030.)
  - A. Motion to close session to review the license denial appeal of **ANDREW DAVID RHEE**, FILE No. S-LDA-14-003 and why applicant should or should not be granted a license.
  - B. Discussion in closed session.
  - C. Discussion and possible action in open session.

**8. FOR POSSIBLE ACTION: APPEAL OF INSTRUCTOR DENIAL FOR DECISION**

1. (Note: Portions of this discussion may be closed in accordance with NRS 241.030.)
  - A. -Motion to close session to consider the qualifications (experience, education, and teaching experience) of NICK NICHOLSON as an instructor in the field in which the person will be providing instruction for of the following courses:
    - CE.5598002-RE – Commission Hearings: Case Studies IV – 3 hours – Broker Management – Classroom for Steven Kitnick Seminars
    - CE.5598002-RE – Commission Hearings: Case Studies IV – 3 hours – Ethics – Classroom for Steven Kitnick Seminars
    - CE.5654000-RE – NRS Legislative Update 2013 – 3 hours – Law & Legislations – Classroom for Steven Kitnick Seminars
    - CE.5587000-RE – Ethics for the Nevada Real Estate Licensees – 3 hours –Ethics – Classroom for Steven Kitnick Seminars
    - CE.3592000-RE - Fiduciary Duties – 3 hours – Agency – classroom for Steven Kitnick Seminars
    - CE.5239000-RE – Nevada Agency Relationships – Agency – classroom for Steven Kitnick Seminars
  - B. Discussion in closed session.
  - C. Discussion and possible action in open session.

**9. EDUCATION:** 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**

**NEW REAL ESTATE PRE- LICENSING EDUCATION COURSES**

1. Allied Business Schools, Inc. for possible action  
“Nevada Real Estate Principles, Practices, Procedures, Law and Ethics”  
**Request:** 90 Hours Internet

**NEW REAL ESTATE CONTINUING EDUCATION COURSES**

2. National Association of Real Estate Investment Advisors for possible action  
“REIA 201: Commercial Real Estate Investing”  
**Request:** 8 Hours General Classroom
3. National Association of Real Estate Investment Advisors for possible action  
“REIA 301: Investing in Real Estate Using Self-Directed Retirement Accounts”  
**Request:** 8 Hours General Classroom

4. McKissock, LP for possible action  
 “Basics of Green Building for Real Estate”  
**Request:** 4 Hours General Correspondence
5. McKissock, LP for possible action  
 “Contract Law from the Top Down”  
**Request:** 3 Hours Contracts Correspondence
6. McKissock, LP for possible action  
 “Short Sales”  
**Request:** 3 Hours General Correspondence
7. McKissock, LP for possible action  
 “What Real Estate Professionals Need to Know about FHA”  
**Request:** 4 Hours General Correspondence
8. McKissock, LP for possible action  
 “Agency Law in Nevada”  
**Request:** 3 Hours Agency Correspondence
9. McKissock, LP for possible action  
 “Code of Ethics”  
**Request:** 3 Hours Ethics Correspondence
10. McKissock, LP for possible action  
 “A Day in the Life of a Buyer Agent”  
**Request:** 3 Hours General Correspondence
11. McKissock, LP for possible action  
 “Preparing a Listing Agreement: An In-Depth Look”  
**Request:** 4 Hours General Internet
12. McKissock, LP for possible action  
 “Niche Marketing: Narrow Your Focus”  
**Request:** 3 Hours General Internet
13. McKissock, LP for possible action  
 “How to Work with Real Estate Investors Part 1”  
**Request:** 3 Hours General Internet
14. McKissock, LP for possible action  
 “Real Estate Safety: Protect Yourself During a Showing”  
**Request:** 3 Hours General Internet
15. Greater Las Vegas Association of REALTORS® for possible action  
 “Advanced Real Estate Brokerage: Conquering Risks & Resolving Conflicts”  
**Request:** 3 Hours Broker Management Classroom
16. Greater Las Vegas Association of REALTORS® for possible action  
 “Mastering the Fundamentals of Being a Broker”  
**Request:** 3 Hours Broker Management Classroom
17. Greater Las Vegas Association of REALTORS® for possible action  
 “Senior Real Estate Specialist (SRES)”  
**Request:** 12 Hours General Classroom
18. Greater Las Vegas Association of REALTORS® for possible action  
 “2013 Nevada Law Update”  
**Request:** 3 Hours Law & Legislation Classroom

19. Greater Las Vegas Association of REALTORS® for possible action  
“Military Relocation Professional (MRP)”  
**Request:** 7 Hours General Classroom
20. Greater Las Vegas Association of REALTORS® for possible action  
“The Generations SRS Module 1”  
**Request:** 3 Hours Personal Development Classroom
21. Greater Las Vegas Association of REALTORS® for possible action  
“The Listing Process SRS Module 2”  
**Request:** 3 Hours General Classroom
22. Greater Las Vegas Association of REALTORS® for possible action  
“Marketing the Listing SRS Module 3”  
**Request:** 3 Hours General Classroom
23. Greater Las Vegas Association of REALTORS® for possible action  
“Bringing it All Together SRS Module 4”  
**Request:** 3 Hours General Classroom
24. First American Title’s Eagle U for possible action  
“Bankruptcy Affect”  
**Request:** 3 Hours General Classroom
25. First American Title’s Eagle U for possible action  
“Title Insurance 101: Module One”  
**Request:** 3 Hours General Classroom
26. First American Title’s Eagle U for possible action  
“Communication Risks 101”  
**Request:** 3 Hours General Classroom
27. Cook & Company, Ltd. for possible action  
“What’s New in Fair Housing? (Cases, Settlements & Trends for Property Managers)”  
**Request:** 3 Hours Ethics Classroom
28. Cook & Company, Ltd. for possible action  
“What’s New in Fair Housing? (Cases, Settlements & Trends for Property Managers)”  
**Request:** 3 Hours Property Management Classroom
29. The CE Shop, Inc. for possible action  
“Client Advocacy in Commercial Real Estate”  
**Request:** 3 Hours General Internet
30. The CE Shop, Inc. for possible action  
“Investment Strategies in Commercial Real Estate”  
**Request:** 3 Hours General Internet
31. The CE Shop, Inc. for possible action  
“Hot Market Strategies”  
**Request:** 3 Hours General Internet
32. The CE Shop, Inc. for possible action  
“REO Properties: Responsibilities, Education, and Opportunities for Real Estate Professionals”  
**Request:** 6 Hours General Internet
33. The CE Shop, Inc. for possible action  
“Brokerage Operations in Nevada”  
**Request:** 3 Hours Broker Management Internet

34. Arens, JC for possible action  
 “Ethics – What Would You Do?”  
**Request:** 3 Hours Ethics Classroom
35. Arens, JC for possible action  
 “Contracts – The Essentials”  
**Request:** 3 Hours Contracts Classroom
36. Dague, Jimmy for possible action  
 “Why Was Someone Fined \$395,000? Compliance and the Commission”  
**Request:** 4 Hours Ethics Classroom
37. Dague, Jimmy for possible action  
 “There’s a New Sherriff in Town – Understanding the Job of Manager or Broker”  
**Request:** 4 Hours Broker Management Classroom
38. Servpro of NW Las Vegas for possible action  
 “Understanding Mold in the Restoration Industry of the Real Estate Profession”  
**Request:** 3 Hours Property Management Classroom
39. Servpro of NW Las Vegas for possible action  
 “It’s Wet, What Next? The Need for Restorative Drying in the Real Estate Market”  
**Request:** 3 Hours General Classroom
40. Pioneer School of Real Estate for possible action  
 “Risk Management”  
**Request:** 3 Hours Broker Management Classroom
41. Pioneer School of Real Estate for possible action  
 “Fair Housing and You”  
**Request:** 3 Hours Ethics Classroom
42. Berlino Cognoscenti Education Initiative for possible action  
 “Trustee Sale Agent & Investor Certification Course (TSAI)”  
**Request:** 3 Hours Contracts Classroom
43. Berlino Cognoscenti Education Initiative for possible action  
 “Nevada Foreclosure Mediation Program Rules Update”  
**Request:** 3 Hours Contracts Classroom
44. Schwartz, Neil for possible action  
 “Real Estate...It’s A Team Sport”  
**Request:** 3 Hours Agency Classroom
45. Sterling Education Services, Inc. for possible action  
 “Fundamentals of Landlord – Tenant Law”  
**Request:** 7 Hours General Classroom
46. Key Realty School LLC for possible action  
 “Ethics in Business”  
**Request:** 3 Hours Ethics Classroom
47. David Bindrup Law Firm, PLLC for possible action  
 “Probate: A New Avenue of Revenue & Referrals for Real Estate Agents”  
**Request:** 3 Hours General Classroom
48. Steven Kitnick Seminars, LLC for possible action  
 “Disclosure”  
**Request:** 3 Hours Agency Classroom

- 49. Estes, Barbara for possible action  
 “FHA 203(k) Renovation Lending”  
**Request:** 3 Hours                      Contracts                      Classroom
- 50. Windermere Prestige Properties for possible action  
 “Contracts For A Successful Transaction”  
**Request:** 3 Hours                      Contracts                      Classroom
- 51. Lied Institute for Real Estate Studies, UNLV for possible action  
 “Southern Nevada’s Commercial Market Landscape: Now and Tomorrow”  
**Request:** 3 Hours                      General                      Classroom
- 52. Still Training for possible action  
 “Critical Components of Commercial Real Estate”  
**Request:** 8 Hours                      General                      Classroom

**CHANGE OF DESIGNATION REQUEST**

- 53. McWilliam, Charles for possible action  
 “Red Flags in Real Estate, Building Talk II”  
**Request:** 3 Hours                      Personal Development                      Classroom
- 54. WIN Home Inspection for possible action  
 “Home Inspection: Why Home Inspections Are So Important!”  
**Request:** 3 Hours                      Personal Development                      Classroom

**10. 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.***

**11. 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:**

Action Realty  
3340 S. Highway 60 Ste 201  
Pahrump, Nevada 89048.

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

Desert Mountain Realty  
1060 Avenue F  
Ely, Nevada 89301

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

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

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

Incline Village Board of Realtors  
924 Incline Way, Suite 1  
Incline Village, Nevada 89451

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

Nevada Association of REALTORS  
760 Margrave Drive, Suite. 200  
Reno, Nevada 89510

Nevada Real Estate Division  
1179 Fairview Drive, Suite E  
Carson City, Nevada 89701-5453

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

Nevada State Library  
100 Stewart Street  
Carson City, Nevada 89710

Realty 500 Reiss Corporation  
4485 South Pecos Road  
Las Vegas, Nevada 89121

Reno/Sparks Association of REALTORS  
5650 Riggins Court, Suite 200  
Reno, Nevada 89502

Sierra Nevada Association of REALTORS  
300 South Curry Street, #3  
Carson City, Nevada 89703

**State of Nevada**  
**Dept. of Business & Industry**  
**State Real Estate Division**  
INTERNET PAGE:  
<http://www.red.state.nevada.us>

**CONTACT FOR SUPPORTING MATERIALS  
FOR LISTED AGENDA ITEMS:**

**REBECCA HARDIN**  
**Commission Coordinator**  
**Nevada Real Estate Division**  
**2501 E. Sahara Avenue, Suite 303**  
**Las Vegas, Nevada 89104**  
**Phone: 702-486-4074**  
**Email: rhardin@red.state.nv.us**