



DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

www.red.state.nv.us

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

OCTOBER 14-16, 2014

The Nevada Real Estate Commission will conduct a meeting beginning **TUESDAY, OCTOBER 14, 2014, at 8:30 a.m.** and each day thereafter at 8:30 a.m. through **THURSDAY, OCTOBER 16, 2014, or until the Commission concludes its business at the following locations:**

COMMISSIONERS WILL BE IN LAS VEGAS

OCTOBER 14, 2014 – 8:30 AM

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

OCTOBER 15, 2014 – 8:30 AM

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

OCTOBER 16, 2014 – 8:30 AM

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

NO VIDEO CONFERENCE:

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) Call to Order; Introduction of Commissioners in Attendance; and Establish Quorum.
- B) Introduction of Division Staff in Attendance.

2. PUBLIC COMMENT

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;
 - 2. Licensing Statistics for the closing of Fiscal Year 2014;
 - 3. Budget foundation for Biennium 2015-2017.
- F) Discussion regarding Education & Information Officer's report on:
 - 1. Division's recommendation for future issues of Open House newsletter to be published electronically;
 - 2. FY 2014 budgeted and actual expenditures of the Education and Research Fund projects.
- G) Discussion regarding Education Program Officer's report on:
 - 1. Continuing education course audit program report;
 - 2. Continuing education certificate issues and midterm education record-keeping;
 - 3. Continuing education and post education roster upload submittals issues.
- H) FOR POSSIBLE ACTION: Discussion and possible action on Post Licensing Work Group recommendations.
- I) Discussion regarding modifying the amount of an administrative sanction issued to a broker who fails to turn in mid-term education in a timely manner and any action taken by the Division against a broker.
- J) Discussion regarding status update to LCB File No. R097-14 and LCB File No. R125-14.
- K) Discussion regarding possible ways to obtain approval to instruct courses approved by the Real Estate Commission after an applicant has been denied by the Commission although the applicant has teaching experience.
- L) Discussion regarding possible changes to class audit forms and procedures used by the Real Estate Advisory Review Committee when participating in an audit review of real estate education courses.
- M) For possible action: Discussion regarding election of officers for FY 15.

- N) FOR POSSIBLE ACTION: Discussion to approve minutes of the February 26-28, 2013 meeting.
- O) FOR POSSIBLE ACTION: Discussion to approve minutes of the March 8, 2013 meeting.
- P) FOR POSSIBLE ACTION: Discussion to approve minutes of the May 23, 2013 meeting.
- Q) FOR POSSIBLE ACTION: Discussion to approve minutes of the September 24, 2013 meeting.
- R) FOR POSSIBLE ACTION: Discussion to approve minutes of the March 25-26, 2014 meeting.
- S) FOR POSSIBLE ACTION: Discussion to approve minutes of the June 24, 2014 meeting.
- T) FOR POSSIBLE ACTION: Discussion on date, time, place & agenda items for upcoming meetings.
- U Commissioner Comments.

4. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON PETITION TO RECONSIDER AND RECONSIDERATION OF COMMISSION'S DECISION TO DENY OWNER-BROKER EXPERIENCE APPROVAL PURSUANT TO NAC 645.820.

- 1. Marianne Aquino-Love, License - No. BS.0144353.

5. FOR POSSIBLE ACTION: APPEAL OF INSTRUCTOR DENIAL FOR DECISION

- 1. ADAM FENN for possible action

- **CE.Pending Course – Trustee Sale Agent and Investor Certification Course**

Note: Pursuant to NRS 241.030(1), The Nevada Real Estate Commission may conduct a closed meeting to consider the character, allegations of misconduct, professional competence, or physical and mental health of a person."

- 1) Discussion in closed session.
- 2) Discussion and possible action in open session.

- 2. BRETT STORSVED for possible action

- **CE.Pending Course – Trustee Sale Agent and Investor Certification Course**

➤ *Note: Pursuant to NRS 241.030(1), The Nevada Real Estate Commission may conduct a closed meeting to consider the character, allegations of misconduct, professional competence, or physical and mental health of a person."*

- 1) Discussion in closed session.
- 2) Discussion and possible action in open session.

- 3. MICHELLE MCFALL for possible action

- **Real Estate Nevada Law (PL.4502022-RE)**
- **Real Estate Nevada Law (PL.1800031-RE)**
- **Real Estate Nevada Law (PL.1800032-RE)**
- **Real Estate Principles, Practices and Law (PL.9000036-RE)**
- **Real Estate Principles, Practices and Law (PL.9000037-RE)**
- **Contracts (POST.01005-RE)**
- **Listing Process, Market Analysis and Inspections (POST.02004-RE)**
- **Agency Relationships (POST.08002-RE)**
- **Regulatory Disclosure, Federal, State and Local (POST.10003-RE)**
- **Advertising / Proceeds of Sale Costs, and Cost Sheets / Tax Opportunities (POST.17019-RE)**
- **Land / Negotiations / Property Management and CICA Management (POST.17020-RE)**

- **Communications, Technology & Records Mgt / Professional Conduct, Etiquette and Ethics (POST.17021-RE)**
- **Buyer Representation / Escrow, Title and Closing Process / Financing (POST.17022-RE)**
- **The Foreclosure Process and REO Properties (CE.5019002-RE)**
- **Agency Relationships Through Nevada Law (CE.5021002-RE)**
- **Short Sale and The Listing Agent (CE.5022002-RE)**
- **Ethics and The Real Estate Agent (CE.5053002-RE)**
- **Creating an Internet Presence (CE.5054002-RE)**
- **Writing an Acceptable Offer (CE.5056002-RE)**
- **The Beginning Broker (CE.5057002-RE)**
- **Property Management: An Overview (CE.505002-RE)**
- **Your 2013 Nevada Legislative Update (CE.5675001-RE)**

Note: Pursuant to NRS 241.030(1), The Nevada Real Estate Commission may conduct a closed meeting to consider the character, allegations of misconduct, professional competence, or physical and mental health of a person.”

- 1) Discussion in closed session.
- 2) Discussion and possible action in open session.

6. FOR POSSIBLE ACTION: LICENSE DENIAL APPEAL FOR DECISION

1. **JOHNNIE LEWIS MYERS** for possible action
FILE No. S-LDA-15-002

Note: Pursuant to NRS 241.030(1), The Nevada Real Estate Commission may conduct a closed meeting to consider the character, allegations of misconduct, professional competence, or physical and mental health of a person.”

- 1) Discussion in closed session.
- 2) Discussion and possible action in open session.

2. **JOSUE TORRES** for possible action
FILE No. S-LDA-14-005

Note: Pursuant to NRS 241.030(1), The Nevada Real Estate Commission may conduct a closed meeting to consider the character, allegations of misconduct, professional competence, or physical and mental health of a person.”

- 1) Discussion in closed session.
- 2) Discussion and possible action in open session.

7. FOR POSSIBLE ACTION: DISCUSSION AND DECISION CONCERNING REAL ESTATE ADVISORY REVIEW COMMITTEE APPLICATION:

1. Timothy Behrendt, BS.0034507

8. FOR POSSIBLE ACTION: DISCUSSION AND DECISION CONCERNING COURSE RENEWAL APPEAL

1. Arthur Mann / Educational Systems
Real Estate Post-licensing Course: POST.16025-RE - Post Licensing Training

9. FOR POSSIBLE ACTION: DISCIPLINARY ACTION

1. NRED v **Tammy L. Abbott** for possible action
Case # RES 14-06-47-1207
License No.: B.0033087.CORP (ACTIVE)
2. NRED v **Linda M. Akiki** for possible action
Case # RES 14-03-132-752
License No's.: B.1000344.INDV (ACTIVE); B.0054926.LLC (INACTIVE);
PM.0163803.BKR (INACTIVE)
3. NRED v **Linda M. Akiki** for possible action
Case # RES 14-04-138-920
License No's.: B.1000344.INDV (ACTIVE); B.0054926.LLC (INACTIVE);
PM.0163803.BKR (INACTIVE)
4. NRED v **Linda M. Akiki** for possible action
Case #'s RES 14-06-02-1162 and RES 14-05-67-1047
License No's.: B.1000344.INDV (ACTIVE); B.0054926.LLC (INACTIVE);
PM.0163803.BKR (INACTIVE)
5. NRED v **Linda M. Akiki** for possible action
Case # RES 14-08-06-046
License No's.: B.1000344.INDV (ACTIVE); B.0054926.LLC (INACTIVE);
PM.0163803.BKR (INACTIVE)
6. NRED v **Dan Bridges** for possible action
Case # RES 14-02-50-521
License No.: Unlicensed Activity
7. NRED v **Rigoalbert (Rigo) Cardenas** for possible action
Case # RES 13-09-19-093
License No.: S.0071962 (INACTIVE)
8. NRED v **Alison Cardwell** for possible action
Case # RES 14-09-12-089
License No.: S.0056822 (INACTIVE)
9. NRED v **Hilarion G. Cordero, Jr.** for possible action
Case # RES 13-06-20-359
License No.: B.0016062.INDV (ACTIVE)
10. NRED v **Tiffanee A. Dalton** for possible action
Case # RES 13-04-03-291
License No.: B.0043503.LLC (ACTIVE)
11. NRED v **Roman T. Fernandez** for possible action
Case # RES 13-07-07-007
License No.: S.0026541 (SUSPENDED)
12. NRED v **Janie Hilario**, for possible action
Case # RES 14-09-36-113 and RES 14-01-36-374
License No's: S.0050734 (INACTIVE); S.0050734 (INACTIVE)
13. NRED v **Demetria Kalfas-Gordon** for possible action
Case # RES 13-04-01-289
License No.: S.0051521.PC (ACTIVE); PM.0163959 (ACTIVE)

14. NRED v **Paul Murad** for possible action
Case # RES 13-04-17-305
License Nos.: B.0057454.LLC (ACTIVE); PM.0163450.BRK (ACTIVE)
15. NRED v **Ima Jean Nikolich** for possible action
Case # RES 13-07-18-018
License No.: B.0013331.INDV (REVOKED)
16. NRED v **Ima Jean Nikolich** for possible action
Case # RES 13-08-32-066
License No.: B.0013331.INDV (REVOKED)
17. NRED v **Michael A. Panciro** for possible action
Case # RES 14-11-39-185
License No.: B.0052607.LLC (ACTIVE)
18. NRED v **Lyudmyla Radchenko** for possible action
Case # RES 12-06-28-398
License No.: Unlicensed Activity
19. NRED v **Christopher Rodriguez** for possible action
Case # RES 13-03-38-286
License No.: Unlicensed Activity
20. NRED v **Cristina Rodriguez** for possible action
Case # RES 14-10-01-115
License No.: S.0070042 (ACTIVE)
21. NRED v **Richard A. Willer** for possible action
Case # RES 13-01-28-225
License No.: S.0035047 (INACTIVE)

10. FOR POSSIBLE ACTION: 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.

FOR POSSIBLE ACTION: REAL ESTATE PRE- LICENSING EDUCATION COURSES
DISCUSSION AGENDA EDUCATION COURSES

NEW REAL ESTATE PRE- LICENSING EDUCATION COURSES

1. Real Estate School of Nevada
"Nevada Real Estate Broker Management Course"
Request: 45 Hours Classroom
2. Real Estate School of Nevada
"Nevada Real Estate Broker Management Course"
Request: 45 Hours Correspondence
3. Real Estate School of Nevada
"Nevada Real Estate Broker Management Course"
Request: 45 Hours Internet
4. Real Estate School of Nevada

“Property Management”
Request: 24 Hours Classroom

NEW REAL ESTATE CONTINUING EDUCATION COURSES

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| 5. | Career Web School
“Prequalifying Your Buyer in Today’s Market”
Request: 3 Hours | General | Internet |
| 6. | Nova Home Loans
“Reverse Mortgages, Features and Legal Issues”
Request: 3 Hours | General | Classroom |
| 7. | Boardwalk Educational Systems
“Escrow/Success”
Request: 3 Hours | General | Classroom |
| 8. | The CE Shop, Inc.
“Enhance Your Brand and Protect Your Clients with Data Privacy and Security”
Request: 3 Hours | General | Internet |
| 9. | Howard and Fenn Development
“Trustee Sale Agent and Investor Certification Course”
Request: 3 Hours | Contracts | Classroom |
| 10. | Howard and Fenn Development
“Trustee Sale Agent and Investor Certification Course”
Request: 3 Hours | Contracts | Internet |
| 11. | Truckee Meadows Homes & Land / Dan Rider
“Agency in Action”
Request: 3 Hours | Agency | Classroom |
| 12. | Truckee Meadows Homes & Land / Dan Rider
“Counter Offers & Addenda “Let’s Make it Right””
Request: 3 Hours | Contracts | Classroom |
| 13. | Truckee Meadows Homes & Land / Dan Rider
“Manage the Listing Agreement”
Request: 3 Hours | Contracts | Classroom |
| 14. | Key Realty School, LLC
“Termination of Agency”
Request: 3 Hours | Agency | Classroom |
| 15. | Key Realty School, LLC
“Nevada Listing Contracts”
Request: 3 Hours | Contracts | Classroom |
| 16. | Coldwell Banker Premier Realty
“Ethics, Conduct, and Agency Relationships” | | |

	Request:	3 Hours	Ethics	Classroom	
17.	Coldwell Banker Premier Realty "Preparing an Acceptable Offer"	Request:	3 Hours	Contracts	Classroom
18.	Coldwell Banker Premier Realty "Financing the Sale"	Request:	3 Hours	General	Classroom
19.	Coldwell Banker Premier Realty "The Game of Prospecting"	Request:	3 Hours	Personal Development	Classroom
20.	Tradewinds Construction "Seven Steps to a Successful Tenant Improvement"	Request:	3 Hours	Property Management	Classroom
21.	Tradewinds Construction "Seven Steps to a Successful Tenant Improvement"	Request:	3 Hours	General	Classroom
22.	The Realty One Group "The Process of Foreclosure"	Request:	3 Hours	General	Classroom
23.	The Realty One Group "1031 Tax Deferred Exchanges"	Request:	3 Hours	General	Classroom
24.	Reno/Sparks Association of REALTORS® "The Life and Times of Rhonda the REALTOR"	Request:	4 Hours	Agency	Classroom
25.	Reno/Sparks Association of REALTORS® "I Don't Give a Twit...Social Media Risk Management"	Request:	4 Hours	General	Classroom
26.	Reno/Sparks Association of REALTORS® "11 Ways to Lose Your License"	Request:	4 Hours	General	Classroom
27.	Las Vegas Chapter of Appraisal Institute "Las Vegas Market Symposium 2014"	Request:	7 Hours	General	Classroom
28.	Schwartz, Neil "RE Boot Camp..The RPA Line by Line"	Request:	3 Hours	Contracts	Classroom

29.	Institute of Real Estate Management “Ethics for the Real Estate Manager – ETH800”	Request: 5 Hours	Ethics	Classroom
30.	Arens, JC “Safety For All”	Request: 3 Hours	General	Classroom
31.	Adrienne Atwood, LLC “Disclosure Inspection Insurance... Oh My”	Request: 3 Hours	General	Classroom
32.	American Society of Farm Managers and Rural Appraisers “ASFMRA 85 th Annual Convention Day 1”	Request: 7 Hours	General	Classroom
33.	American Society of Farm Managers and Rural Appraisers “ASFMRA 85 th Annual Convention Day 2”	Request: 3 Hours	General	Classroom
34.	JC Melvin Seminars, Inc. “It’s All About the Contract”	Request: 3 Hours	Contracts	Classroom
35.	American Academy of Real Estate “Hard Money Made Easy”	Request: 3 Hours	General	Classroom
36.	American Academy of Real Estate “Trustee Sale Basics”	Request: 3 Hours	General	Classroom
37.	Barrett Seminars “Why Contracts & Why Negotiations”	Request: 4 Hours	Contracts	Classroom
38.	Barrett Seminars “Things You Need to Know About the Law and RESPA”	Request: 4 Hours	Law & Legislation	Classroom
39.	AgentsPlanet “The Finer Points of Social Media – How to Separate Yourself from the Competition”	Request: 3 Hours	General	Classroom
40.	National Association of Real Estate Investment Advisors (NAREIA) “CCS 101: Fundamentals of Commercial Real Estate Brokerage”	Request: 3 Hours	General	Classroom
41.	Real Estate Asset Protection Institute, Inc. “Real Estate Asset Protection”			

	Request:	3 Hours	Personal Development	Classroom
42.	Council of Residential Specialists "CRS 210 Building an Exceptional Customer Service Referral Business"			
	Request:	3 Hours	General	Classroom
43.	Real Estate School of Nevada "I'll Make You An Offer You Can't Refuse"			
	Request:	3 Hours	Contracts	Classroom
44.	Real Estate School of Nevada "I'll Make You An Offer You Can't Refuse"			
	Request:	3 Hours	Contracts	Internet
45.	Real Estate School of Nevada "Ethics – The 3R's"			
	Request:	3 Hours	Ethics	Classroom
46.	Real Estate School of Nevada "Ethics – The 3R's"			
	Request:	3 Hours	Ethics	Internet
47.	Real Estate School of Nevada "A Brokers Job: Management & Oversight"			
	Request:	3 Hours	Broker Management	Classroom
48.	Real Estate School of Nevada "A Brokers Job: Management & Oversight"			
	Request:	3 Hours	Broker Management	Internet
49.	Real Estate School of Nevada "Business Appraisal"			
	Request:	3 Hours	General	Classroom
50.	Real Estate School of Nevada "Business Appraisal"			
	Request:	3 Hours	General	Internet
51.	Real Estate School of Nevada "Agency Relationship & The Licensee"			
	Request:	3 Hours	Agency	Classroom
52.	Real Estate School of Nevada "Agency Relationship & The Licensee"			
	Request:	3 Hours	Agency	Internet
53.	Real Estate School of Nevada "Foreclosure and Foreclosure Alternative"			
	Request:	3 Hours	General	Classroom

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| 54. | Real Estate School of Nevada
“Foreclosure and Foreclosure Alternative”
Request: | 3 Hours | General | Internet |
| 55. | Real Estate School of Nevada
“The Lease Agreement & The Property Manager’s Perspective”
Request: | 3 Hours | Property Management | Classroom |
| 56. | Real Estate School of Nevada
“The Lease Agreement & The Property Manager’s Perspective”
Request: | 3 Hours | Property Management | Internet |
| 57. | Greater Las Vegas Associations of REALTORS®
“What Was I Thinking”
Request: | 4 Hours | Broker Management | Classroom |

11. 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.***

12. FOR POSSIBLE ACTION: 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.

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

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

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

Desert Mountain Realty
1060 Avenue F
Ely, Nevada 89301

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

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

Nevada State Library
100 Stewart Street
Carson City, Nevada 89710

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

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

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

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

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

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

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

State of Nevada
Dept. of Business & Industry
State Real Estate Division
INTERNET PAGE:
<http://red.state.nv.us/meetings.htm>

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