



DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

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http://red.nv.gov/Content/Meetings/Real_Estate_Calendar/NOTICE & AGENDA OF PUBLIC
MEETING
OF THE
NEVADA REAL ESTATE COMMISSION

SEPTEMBER 15-17, 2015

The Nevada Real Estate Commission will conduct a meeting beginning **TUESDAY, SEPTEMBER 15, 2015, at 9:00 a.m. and each day thereafter at 9:00 a.m. through THURSDAY, SEPTEMBER 17, 2015, or until the Commission concludes its business at the following locations:**

COMMISSIONERS WILL BE IN LAS VEGAS

SEPTEMBER 15, 2015 – 9:00 AM

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

VIDEO CONFERENCE TO:

Gaming Control Board
1919 College Parkway
Carson City, Nevada 89701

SEPTEMBER 16-17, 2015 – 9:00 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

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 and possible action regarding the Compliance Section's current caseload report, including a summary of recent topics of complaints filed and the Administrative Sanction report.
- D) Discussion regarding Administrator's report on:
 - 1. Personnel;
 - 2. ARELLO 2015 Annual Conference held September 9-13, 2015.
- E) For possible action: Discussion and decision regarding the definition of the law and legislation designation as outlined in the June 2012 Course Booklet.
- F) For possible action: Discussion and decision regarding revisions to the Residential Disclosure Guide, published pursuant to NRS 645.194, to add and update hyperlinks to State and Federal disclosure sites.
- G) For possible action: Discussion and decision regarding the FY2015 budgeted and actual expenditures on the Education and Research Fund projects and Division's request to approve, in concept, the proposed funding for the Education and Research Fund projects in FY2016
- H) Discussion regarding the Continuing Education Supervisor'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.
- I) For possible action: Discussion and decision on proposed changes, additions and deletions to NAC 645 including but not limited to:
 - 1. Addition of definitions for first-time licensee, initial license and rural area;
 - 2. Addition of section regarding continuing education requirements of first-time licensees who are exempt from the requirements for postlicensing education;
 - 3. Addition of section regarding reinstatement of license;
 - 4. Amendments to NAC 645.095;
 - 5. Amendments to NAC 645.102;
 - 6. Amendments to NAC 645.150;
 - 7. Amendments to NAC 645.225;

8. Amendments to NAC 645.4442;
9. Amendments to NAC 645.445;
10. Amendments to NAC 645.448;
11. Amendments to NAC 645.467;
12. Amendments to NAC 645.800;
13. Amendments to NAC 645.802;
14. Amendments to NAC 645.915;
15. Repeal of NAC 645.120; and
16. Repeal of NAC 645.799.

- J) Discussion regarding status update on LCB File No. R097-14 which the Commission conducted a workshop on April 22, 2015.
- K) For possible action: Discussion and decision regarding recommendations from the Reno/Sparks Association of REALTORS on the Duties Owed Form and Seller's Real Property Disclosure Form.
- L) Discussion regarding the National Association of REALTORS D.A.N.G.E.R. Report.
- M) Discussion regarding Nevada Out-of State Cooperative Certificate.
- N) For possible action: Discussion and decision regarding review and update on post-licensing education
- O) For possible action: Discussion and decision regarding mandatory training for instructors approved by the Division to teach an approved course
- P) For possible action: Discussion to approve minutes of the April 21-23, 2015 meeting.
- Q) For possible action: Discussion to approve minutes of the May 5-6, 2015 meeting.
- R) For possible action: Discussion on date, time, place & agenda items for upcoming meetings.
- S) For possible action: Discussion regarding election of officers for FY 16.
- T) Commissioner Comments.

4. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING RESPONDENT'S PETITION FOR REHEARING

1. NRED v. Daunshari Wong-Culotta, for possible action
Case No.: RES 14-09-12-089
License No.: B.0015620.CORP (VOLUNTARY SURRENDER)

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

1. NANCY ANDERSON, for possible action
 - **How to Nail Your Listing Presentation (CE.5333001-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. DERRICK BOYD**, for possible action
FILE No. S-LDA-16-001

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. DANIEL DEAN**, for possible action
FILE No. S-LDA-16-002

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.

- 3. ADRIAN LOPEZ** for possible action
FILE No. S-LDA-16-003

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 APPLICATIONS:

1. Suzanne Nounna, B.0064226.CORP
2. Phil Scheinman, BS.0052887
3. Gary L. Troxel, B.0001537.LLC & PM.0162367.BRK

8. FOR POSSIBLE ACTION: DISCIPLINARY ACTION

1. NRED v **Susanne Baehr**, for possible action
Case # 2015-1391
License No.: S.0168549 (INACTIVE)
2. NRED v **Elsie P. Brown**, for possible action
Case # RES 14-05-80-1060
License No.: S.0069366 (INACTIVE)
3. NRED v **John M. Brown Jr.**, for possible action
Case # RES 14-05-81-1061
License No's: B.0044011.LLC (ACTIVE); BUSB.0000404.BKR (ACTIVE) & PM.0163002.BKR (ACTIVE)
4. NRED v **Alison Cardwell**, for possible action
Case # RES 14-09-12-089
License No.: S.0056822 (INACTIVE)
5. NRED v **Boris Jakubczack**, for possible action
Case # RES 14-03-48-668
License No.: S.0171381 (ACTIVE)

6. NRED v **Carine Jakubczack**, for possible action
Case # RES 14-03-49-669
License No's: S.0171226 (ACTIVE) & PM.0165190 (ACTIVE)
7. NRED v **Bradley Lawson**, for possible action
Case # 2014-4381
License No's: B.1001386.LLC (ACTIVE) & PM.0165669.BKR (ACTIVE)
8. NRED v **Bradley Lawson**, for possible action
Case # 2015-1537
License No's: B.1001386.LLC (ACTIVE) & PM.0165669.BKR (ACTIVE)
9. NRED v **Yawen (Amy) Pan**, for possible action
Case # RES 15-07-75-075
License No.: S.0074999 (ACTIVE)
10. NRED v **Patricia Prasad**, for possible action
Case # 2014-4160
License No's: B.1000447.INDV (INACTIVE); B.0028874.LLC (ACTIVE) & PM.0164351.BKR (INACTIVE)
11. NRED v **Patricia Prasad**, for possible action
Case # 2014-4238
License No's: B.1000447.INDV (INACTIVE); B.0028874.LLC (ACTIVE) & PM.0164351BKR (INACTIVE)
12. NRED v **Wendy Rudder**, for possible action
Case # 2015-1196
License No.: BS.0039156 (ACTIVE)
13. NRED v **Paula D. Short**, for possible action
Case # 2014-3232
License No's.: BS.0048270 (INACTIVE); PM.0164035 (INACTIVE)
14. NRED v **Carmen Thomas**, for possible action
Case # RES 12-12-10-179
License No.: S.0065745 (ACTIVE)
15. NRED v **Carmen Thomas**, for possible action
Case # RES 14-01-108-446
License No.: S.0065745 (ACTIVE)
16. NRED v **Carmen Thomas**, for possible action
Case # 2014-3746
License No.: S.0065745 (ACTIVE)
17. NRED v **Diane Wild**, for possible action
Case # 2015-416
License No.: (UNLICENSED)

10. PUBLIC COMMENTS

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11. 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.

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

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
1818 E. College Parkway, Suite 110
Carson City, NV 89706-7986

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

Nevada State Library
100 Stewart Street
Carson City, Nevada 89710

Reiss Properties
2510 West Horizon Ridge Parkway
Suite 230
Henderson, Nevada 890521

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://red.nv.gov/Content/Meetings/Real_Estate_Calendar

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.nv.gov