



DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION
www.red.nv.gov

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

OCTOBER 11-13, 2016

The Nevada Commission of Appraisers of Real Estate will conduct a meeting beginning **TUESDAY, OCTOBER 11, 2016, beginning at 9:00 AM and each day thereafter at 9:00 AM through THURSDAY, OCTOBER 13, 2016, or until the Commission concludes its business** at the following location:

OCTOBER 11-13, 2016 @ 9:00 A.M.
NEVADA GAMING CONTROL BOARD
555 E. WASHINGTON AVENUE
HEARING ROOM 2450
LAS VEGAS, NV 89101

VIDEO CONFERENCE:
GAMING CONTROL BOARD OFFICE
1919 COLLEGE PARKWAY
CARSON CITY, NV 89706

COMMISSIONERS WILL BE LOCATED IN LAS VEGAS & CARSON CITY, NEVADA

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: 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 (NRS 233B.126).

NOTICE: Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call Claudia Rosolen at (702) 486-4606, prior to the meeting so arrangements may be conveniently made.

1) **COMMISSION/DIVISION BUSINESS:**

- A) Swearing in of reappointed Commissioners.
- B) Introduction of Commissioners in attendance.
- C) 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. 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) **DISCIPLINARY ACTION: HEARINGS AND POSSIBLE ACTION BY THE COMMISSION**

- 1. NRED v. GORDON VELLA, for possible action
Case No. AP17.005.N
License No. ATMP.0012602.CG (Expired)
- 2. NRED v. DAVID AZEVEDO, for possible action
Case No. AP16.014.N
License No. A.0007804-CR (Active)

4) **COMMITTEE INFORMAL CONFERENCE RECOMMENDATIONS ADVISORY REVIEW FOR POSSIBLE ACTION:**

- 1. NRED v. EDWARD CLARK, for possible action
Case No. AP15.044.S
License No. A.0001269-CR (Active)
- 2. NRED v. JOHN GREEN, for possible action
Case No. AP15.019.S
License No. A.0003366-RES (Active)
- 3. NRED v. MARK PERKES, for possible action
Case No. AP15.042.S
License No. A.0206823-CR (Active)

5) **COMMISSION/DIVISION BUSINESS:**

- A) Discussion regarding the Administrator's report:
 - 1. Personnel;
 - 2. Division's Las Vegas office moving to another location; and,
 - 3. The Division's budget.
- B) Discussion regarding the Discipline report.
- C) Discussion regarding Appraisal Officer's report on compliance case load for FY 15-16, year to date.
- D) Discussion regarding Appraisal Subcommittee's 2016 Compliance Review final findings.
- E) Discussion regarding the Appraiser Qualifications Board Second Exposure Draft of the Proposed Changes to the Real Property Appraiser Qualification Criteria.
- F) Discussion regarding the Appraisal Foundation's Corrective Courses for Appraisers.

- G) For possible action: Discussion and decision regarding giving the Division authority to approve continuing education courses on behalf of the Commission.
- H) Discussion regarding Division Advisory Opinion 16-02 and 16-03 issued June 1, 2016 regarding NAC 645C.
- I) For possible action: Discussion and decision regarding election of officers for FY 17.
- J) For possible action: Discussion and possible action to approve the minutes of the May 17, 2016 meeting.
- K) For possible action: Discussion and possible action on date, time, place and agenda items for upcoming meeting(s); including setting meeting dates for 2017.
- L) Discussion regarding Commissioners' speaking engagement requests.
- M) Commissioner comments.

6) EDUCATION: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION

The Commission may take the following actions:

- 1. To change the designation of any of the following courses; or
- 2. To approve or disapprove any of the following courses for the amount of hours requested, recommended or any amount the Commission deems appropriate.

FOR POSSIBLE ACTION: CONSENT AGENDA

- 1. Allterra
 - a. 2016 Keynote/Industry Update/Big Data, 7 hours
 - b. 2016 Fannie Mae Update/Appraiser Best Practice, 7 hours
 - c. 2016 Appraiser Training 7 hours
 - d. 2016 Keynote/Fraud/Regulatory Update, 7 hours
- 2. Appraisal Institute
 - a. 2016 Studies in Appraising Green Residential Buildings, 7/8 hours
 - b. Online FHA Appraising: Principles & Procedures, 7 hours
 - c. Review Case Studies- Residential, 14/15 hours
- 3. Appraisal Institute – Northern Nevada Chapter
 - a. 2016 Annual Fall Conference, 6 hours
- 4. American Society of Farm Managers & Rural Appraisers
 - a. ASFMRA 87th Annual Convention Day 1, 6 hours
 - b. ASFMRA 87th Annual Convention Day 2, 3 hours
 - c. Best in Business Ethics, 3 hours
 - d. Introduction into Statistical Analysis for Appraisers, 8 hours
 - e. Rapid Fire Case Studies 2016, 6 hours
- 5. CLE International
 - a. Eminent Domain, 12 hours
- 6. Dynasty
 - a. Specialized Residential Topics, 20 hours
- 7. McKissock
 - a. Workfile Documentation for Appraisers, 4 hours

- b. A Review of Disciplinary Cases: How to Avoid a Visit with the Licensing Board, 3 hours
- c. Introduction to Expert Testimony for Appraisers – To Do or Not To Do, 4 hours
- d. Fannie Mae Appraisal Guidelines: Debunking the Myths, 4 hours
- e. Divorce and estate Appraisals: Elements of Non-Lender Work, 4 hours
- f. Residential Property Inspections for Appraisers, 7 hours
- g. The Income Approach: An Overview, 7 hours

- 8. OREP Education Network
 - a. FHA Appraisal Standards, 7 hours

FOR DISCUSSION

- 9. American Society of Farm Managers & Rural Appraisers
 - a. Technology Applications in Appraisal – Google Earth, 8 hours

7) PUBLIC COMMENT

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8) 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:

Carson City Assessor
201 N. Carson Street, Suite 6
Carson City, NV 89701

Churchill County Assessor
155 N. Taylor Street, Suite 200
Fallon, NV 89406

Clark County Assessor
500 S. Grand Central Pkwy
Second Floor
Las Vegas, NV 89106

Douglas County Assessor
1616 8th Street
P.O. Box 218
Minden, NV 89423

Elko County Treasurer
571 Idaho St. Ste 101
Elko, NV 89801

Humboldt County Assessor
50 W. Fifth Street
Winnemucca, NV 89445

Lander County Assessor
315 S. Humboldt
Battle Mountain, NV 89820

Lyon County Assessor
Lyon County Courthouse
P.O. Box 460
Yerington, NV 89447

Mineral County Assessor
1st & A Street
P.O. Box 400
Hawthorne, NV 89515

Nevada Association of Realtors
760 Margrave Drive, Suite 200
Reno, NV 89510

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

Nevada Public Notice Website
<https://notice.nv.gov/>

NDOT-Right of Way Division
123 E. Washington Avenue
Las Vegas, NV 89301

NDOT - Chief ROW Agent
Capitol Complex
Carson City, NV 89710

Nye County Assessor
Nye County Courthouse
P.O. Box 271
Tonopah, NV 89049

Pershing County Assessor
400 Main Street
P.O. Box 89
Lovelock, NV 89419

Reno-Carson-Tahoe-Appraisal Institute
P.O. Box 711
Reno, NV 89505

Washoe County Assessor
1001 E. 9th Street, P.O. Box 11130
Reno, NV 89520

White Pine County Assessor
White Pine County Courthouse
Campton Street, P.O. Box 830
Ely, NV 89301

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:

CLAUDIA ROSOLEN
Commission Coordinator
Nevada Real Estate Division
2501 E. Sahara Avenue, Suite 303
Las Vegas, Nevada 89104
Phone: 702-486-4606
Email: crosolen@red.nv.gov