

**NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE  
MEETING  
MAY 21, 2019 MINUTES**

**NEVADA STATE BUSINESS CENTER  
3300 WEST SAHARA AVENUE  
NEVADA ROOM, SUITE 400  
LAS VEGAS, NV 89102**

**VIDEO CONFERENCE:  
NEVADA DIVISION OF INSURANCE  
1818 E. COLLEGE PARKWAY, SUITE 103  
CARSON CITY, NV 89706**

**MAY 21, 2019**

**9:00 A.M.**

**1-A) Introduction of Commissioners in Attendance**

In Las Vegas: Christopher Lauger, David Stefan, Kenneth Cronin, Debbie Huber and Deputy Attorney General Asheesh Bhalla representing the Commission.

**1-B) Introduction of Division Staff in Attendance**

In Las Vegas: Sharath Chandra, Administrator and Teralyn Lewis, Administration Section Manager and Deputy Attorney General Peter Keegan representing the Division.

In Carson City: Perry Faigin, Deputy Administrator; Jaye Lindsay, Appraisal Program Manager; Daniel Walsh, Compliance Investigator.

**2) Public Comment**

None.

**3-A & B) For possible action: Discussion and decision regarding respondent's petition for reconsideration:**

**NRED v. Michael L. Brunson, for possible action**

**Case No. 2016-4146 & AP17.020.S**

**License No. A.0207222-CG(Active)**

**NRED v. Craig Jiu, for possible action**

**Case No. 2016-4145 & AP17.021.S**

**License No. A.0002330-CG(Active)**

Deputy Attorney General Peter Keegan was present representing the Division.

Janeen Isaacson of Lipson Neilson was present representing Mr. Brunson and Mr. Jiu.

Mr. Keegan stated that the Division has filed an opposition to the petition. Mr. Keegan stated that NAC 645C.505 allow the Commission to review the petition and opposition but not to accept oral argument on those petitions.

Mr. Keegan stated that there was a motion received by the Division filed by the respondent's counsel requesting additional briefing and that these matters be continued. Mr. Keegan stated that this motion was not placed on the agenda. Mr. Keegan stated that the Division will stipulate to the receipt of that document prior to today's hearing on May 20, 2019 at 4pm. Mr. Keegan stated that the issue is can that motion be heard by the Commission.

Deputy Attorney General Asheesh Bhalla stated that the Commission has two options. Mr. Bhalla stated that the item that is on the agenda are petitions for rehearing. Mr. Bhalla stated that the Commission can decide to grant or deny those petitions per causes or grounds of NAC 645C.505(7) or the Commission can decide to continue this matter and place on the agenda the subsequent briefings to be heard at the next meeting before any petition for rehearing. Mr. Bhalla stated there is no oral argument permit on behalf of the petitions for rehearing that is before the Commission today.

Ms. Isaacson stated that the motion had to be filed within 15 days by regulation. Ms. Isaacson stated that when the petition was filed, counsel did not have all transcripts from previous hearings. Ms. Isaacson stated that Mr. Keegan in opposition to the petition for rehearing raised that as an issue. Ms. Isaacson stated that the petition for rehearing was crafted around the findings which were made and the conclusions of law that followed. Ms. Isaacson stated that they are asking for the opportunity to supplement the petition to provide the transcript cites that would support their argument. Ms. Isaacson stated that if there is any chance that an analysis of the five-day hearing and what counsel believes to be some of the concerns would affect the Commission's opinion, Ms. Isaacson requested that the petition and motion be placed on the agenda for the next meeting and allowed to exceed the ten pages and provide the Commission that analysis.

President Lauger stated that the respondents did not seek counsel until after the hearing and now respondents' counsel is trying to insert new items which the State would not be allowed to do.

Commissioner Stefan stated that he has been on the Commission three separate times and Mr. Brunson and Mr. Jiu's hearings were the longest ones he has sat through. Commissioner Stefan stated that he finds it hard to believe that the Commission did not give both parties the opportunity to state their cases.

Mr. Bhalla read NAC 645C.505(7).

President Lauger stated that he is not inclined to grant the respondent's motion.

Commissioner Cronin agreed with President Lauger. Commissioner Cronin stated that ample time was granted.

Commissioner Huber agreed with Commissioner Cronin.

Ms. Isaacson stated that within the petition two of the grounds cited were irregularity in the proceedings and errors in the law. Ms. Isaacson stated that their request for additional briefing were to set out what they believe those things are line by line in the transcripts.

Commissioner Stefan moved to deny the petition for reconsideration for Mr. Jiu. Seconded by Commissioner Cronin. Motion passed.

Commissioner Stefan moved to deny the petition for reconsideration for Mr. Brunson. Seconded by Commissioner Cronin. Motion passed.

**4-A) For possible action: Discussion and decision concerning Appraiser Advisory Review Committee applications: Derek Stoddard License No. A.0007360-CR.**

Commissioner Huber moved to approve. Seconded by Commissioner Cronin. Motion passed.

**4-B) For possible action: Discussion and decision concerning Appraiser Advisory Review Committee applications: Timothy O'Brien License No. A.0206198-CR.**

Commissioner Huber moved to approve. Seconded by Commissioner Cronin. Motion passed.

**4-C) For possible action: Discussion and decision concerning Appraiser Advisory Review Committee applications: Lita M. Scott License No. A.0000445-CR.**

Commissioner Huber moved to approve. Seconded by Commissioner Stefan. Motion passed.

**5-A) Discussion regarding the discipline report.**

Teralyn Lewis presented this report. Ms. Lewis provided the Commission with a copy of the report in the meeting packet.

Commissioner Stefan asked the status of Mr. Brunson and Mr. Jiu's licenses.

Ms. Lewis stated that Mr. Brunson and Mr. Jiu's license are currently active.

**5-B) Discussion regarding the Administrator's report on personnel and Division updates.**

Sharath Chandra presented this report. Mr. Chandra stated the Real Estate Division's new deputy administrator is Perry Faigin.

Perry Faigin gave the Commission a brief background on his experience.

Mr. Chandra stated that the Commission Coordinator position has been filed and the employee will start June 3, 2019.

Mr. Chandra stated that the Real Estate Division sponsored two legislative bills. Mr. Chandra stated that Assembly Bill 31 was signed by the Governor on May 8, 2019 and Senate Bill 39 is on the Governor's desk for signatures. Mr. Chandra stated that the next process will be regulation changes. Mr. Chandra stated that according to the Federal government the regulatory mechanics must be in place by August 2019. Mr. Chandra stated that the Division is planning to schedule a meeting before the October Commission meeting for a regulation workshop.

**5-C) Discussion regarding Appraisal Officer's report on compliance case load.**

Jaye Lindsay presented this report. Ms. Lindsay provided the Commission with a report in the meeting packet.

**5-D) Discussion and possible action regarding the Appraiser Qualifications Board education changes.**

Commissioner Huber provided the Commission with a letter on her opinion in the meeting packet. Commissioner Huber stated that she personally would like to mirror what the AQB are allowing for options for education but does not, personally, agree with the position on experience requirements.

Commissioner Huber stated that the experience and education requirements should be included in possible regulation changes.

Mr. Chandra agreed that the Division will propose changes to regulation for the Commission to discuss at a workshop.

**5-E) Discussion regarding 2019 legislative bills and bill draft requests (“BDR”) related to NRS 645C which may impact the Commission and/or Division including Senate Bill 39 relating to appraiser; incorporating various requirements provided in section 1473 of the Dodd-Frank Wall Street Reform and Consumer Protection Act that govern appraisers who are certified or licensed in this State and appraisal management companies that are registered in this State; and providing other matters properly relating thereto.**

Sharath Chandra stated that this agenda item was covered with agenda item 5-D.

**5-F) Discussion regarding necessary disclosures when commissioners testify during legislative session and any speaking engagements.**

President Lauger stated that this item can be tabled until there is a new commissioner.

**5-G) Discussion and possible action to approve the minutes of the January 29-30, 2019 meeting.**

Commissioner Huber moved to approve the minutes. Seconded by President Lauger. Motion passed.

**6) For possible action: Discussion and decision on date, time, place and agenda items for upcoming meeting(s).**

Teralyn Lewis stated that the next meeting is scheduled for October 1-3, 2019 in Las Vegas depending on the disciplinary cases. Ms. Lewis stated that she will poll the Commission on their availability to conduct a regulation workshop by video conference.

**7) Public Comment**

Doug Chalmers, president of Coalition of Appraisers Nevada, commented. Mr. Chalmers requested to be notified for the regulation workshop and adoption hearings.

Robert T. Stefan commented on the actions of the Division after discipline was ordered by the advisory review committee. Mr. Stefan stated the Division rejected the courses that were submitted. Mr. Stefan stated that he asked what classes were good and not. Mr. Stefan stated that he submitted 69 hours of education. Mr. Stefan stated a letter justifying the classes that he took and heard nothing back until May 15, 2019. Mr. Stefan stated that he never received a list of courses from the Division.

**8) Adjournment**

The meeting adjourned at 9:50 a.m. on May 21, 2019.