

**NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE  
MEETING  
OCTOBER 18, 2022, MINUTES**

**VIA IN PERSON AND WEBEX VIRTUAL MEETING  
OCTOBER 18, 2022**

Nevada State Business Center  
3300 W. Sahara Avenue  
4<sup>th</sup> Floor, Nevada Room  
Las Vegas, Nevada 89102

The meeting was called to order at 9:00 A.M.

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

Timothy O'Brien, John Wright, John Ivey, Larry Michael Gandy Jr., Scott Krueger and Senior Deputy Attorney General Sophia Long sitting as Commission Counsel.

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

Sharath Chandra, Administrator; Charvez Foger, Deputy Administrator; Shareece Bates, Administration Section Manager; Christy Staffen, Appraisal Program Manager; Maria Gallo, Commission Coordinator; and Kelly Valadez, Commission Coordinator.

Deputy Attorney General Louis Csoka was present representing the Division.

**1-B) Swearing in of Reappointed Commissioner**

President O'Brien swore in Commissioner Gandy.

**2) Public Comment**

None.

**3-A) NRED v. VIVIEN J. GEORGE**, for possible action

Case No. 2020-575 AP21.002.S

License No. A.0205973-RES (Active)

**Parties Present**

Louis Csoka Deputy Attorney General was present representing the Division.

Janeen Isaacson, Esq. was present online representing the Respondent.

Vivien George was present online.

President O'Brien stated there was a settlement agreement in the meeting packet.

**Settlement**

Mr. Csoka read the settlement into the record as follows:

In an effort to avoid the time and expense of litigating these issues before the Commission, as well as any possible further legal appeals from such decision, the parties desire to compromise and settle the instant controversy *in Case No. 2020-575, AP21.002.S*, upon the following terms and conditions:

- Respondent agrees to pay the Division a total amount of \$8875.00 (“Amount Due”), consisting of \$5400.00 fines imposed by the Division, for all violations as pled in the above-summarized Complaints, and the Division’s pre-hearing costs and attorney’s fees in the amount of \$3475.00.
- The amount Due shall be payable to the Division as follows: Respondent shall pay the entirety of the Amount Due over a two-year period in equal monthly installments. The first payment of \$369.80 shall be due beginning thirty (30) days from date of the order approving this Stipulation, and each subsequent payment of \$369.80 shall be due by the same date each month thereafter, until the Amount Due is paid in full. Lump sums can be made in pre-payment with no penalties
- Respondent further agrees to take the following Division approved education courses:
  - Not less than a 30-hour course in Appraisal Procedures;
  - Not less than a 30-hour course in Appraisal Practices;
  - Not less than a 4-hour course in Appraiser Self Protection and Record Keeping; and
  - Not less than a 7-hour course in How to Support & Prove Your Adjustments.

The 71 hours of Continued education set for herein above shall be completed within 24 months of the Appraisal Commissioner signing the Stipulation. None of the above listed education will count towards license renewal. Within 1 year of completing the required education, the Respondent will submit one (1) month of appraisal logs. The Division will select from those logs random appraisals to review for USPAP compliance, unless the Division finds additional issues with the appraisals reviewed, in which event the Division shall be permitted to pursue additional investigation.

President O’Brien asked if Respondent and Counsel agreed with the settlement.

Ms. Isaacson stated both her and her client agreed with the settlement.

President O’ Brien moved to approve the stipulation for settlement of disciplinary action for Vivien J. George, case number 2020-575 AP21.002.S. Seconded by Commissioner Kruger. Motion carried.

**3-B) NRED v. Steven M. Ortega, for possible action**

**Case No. 2019-998 AP20.009.S**

**License No. A.0007017-CR (Active)**

**NRED v. Steven M. Ortega, for possible action**

**Case No. 2019-1006 AP20.010.S**

**License No. A.0007017-CR (Active)**

Parties Present

Deputy Attorney General Louis Csoka was present representing the Division.  
Steven M. Ortega was present.

President O’Brien stated there was a settlement agreement in the meeting packet.

Settlement

Mr. Csoka read settlement for case number 2019-998.

In an effort to avoid the time and expense of litigating these issues before the Commission, as well as any possible further legal appeals from such decision, the parties desire to compromise and settle the instant controversy *in Case No. 2019-998, AP20.009.S*, upon the following terms and conditions:

- Respondent agrees to pay the Division a total amount of \$3000.00 (“Amount Due”), consisting of \$3000.00 in fines imposed by the Division, for all violations as pled in the above-summarized Complaints, with no separately stated and allocated pre-hearing costs and attorneys’ fees payable to the Division.
- The amount due shall be payable to the Division as follows: respondent shall pay the entirety of the Amount Due over a two-year period in equal monthly installments. The first payment shall be due beginning thirty (30) days from date of the order approving this Stipulation, and each subsequent payment shall be due by the same date each month thereafter, until the Amount Due is paid in full. Lump sums can be made in pre-payment with no penalties.
- Respondent further agrees to take the following Division approved education courses:
  - Not less than 20- hours of continued education.The 20 hours of continuing education set forth herein above shall be completed within 24 months of the Appraisal Commissioner signing the Stipulation. None of the above listed education will count towards license renewal. Within 1 year of completing the required education, the Respondent will submit one (1) month of appraisal logs. The Division will select from those logs random appraisals to be reviewed for USPAP compliance, unless the Division finds additional issues with the appraisal reviewed, in which event the Division shall be permitted to pursue additional investigation.

#### Settlement

Mr. Csoka read the settlement for case number 2019-1006.

In an effort to avoid the time and expense of litigating these issues before the Commission, as well as any possible further legal appeals from such decision, the parties desire to compromise and settle the instant controversy *in Case No. 2019-1006 AP20.010.S*, upon the following terms and conditions:

- Respondent agrees to pay the Division a total amount of \$2500.00 (“Amount Due”), consisting of \$2500.00 in fines imposed by the Division, for all violations as pled in the above-summarized Complaints, with no separately stated and allocated pre-hearing costs and attorneys’ fees payable to the Division.
- The Amount Due shall be payable to the Division as follows: Respondent shall pay the entirety of the Amount Due over a two-year period in equal monthly installments. The first payment shall be due beginning thirty (30) days from the date of the order approving this Stipulation, and each subsequent payment shall be due by the same date each month thereafter, until the Amount Due is paid in full. Lump sums can be made in pre-payment with no penalties.
- Respondent further agrees to take the following Division approved education courses:
  - Not less than 10-hours of continued education.The 10 hours of the continued education set forth herein above shall be completed within 24 months of the Appraisal Commissioner signing the Stipulation. None of the above listed education will count towards license renewal. Within 1 year of completing the required education, the respondent will submit one (1) month of appraisal logs. The Division will select from these logs random appraisals to be reviewed for USPAP compliance, unless the Division finds additional issues with the appraisals reviewed, in which event the Division shall be permitted to pursue additional investigation.

President O’Brien asked Mr. Ortega if he agreed with the settlement of both cases.

Mr. Ortega stated he agreed with the settlement of both cases.

President O'Brien asked if there are any other files pending for Mr. Ortega.

Mr. Csoka stated there are no pending files for Mr. Ortega.

Commissioner Kruger stated the continuing education is not specific in the settlements.

Mr. Csoka stated because of the previous contested matter specified the education Mr. Ortega must take the new order gives Mr. Ortega flexibility to take classes that would help him in developing and understanding of the requirements.

President O'Brien moved to approve the stipulation for settlement of disciplinary action for Steven M. Ortega, case number 2019-998 AP20.009.S. Seconded by Commissioner Gandy. Motion carried.

President O'Brien moved to approve the stipulation for settlement of disciplinary action for Steven M. Ortega, case number 2020-1006 AP20.010.S. Seconded by Commissioner Gandy. Motion carried.

**4-A) Discussion and Possible Action Regarding Appraisal Advisory-Review Committee Informal Conference Recommendations:**

**NRED v FRANK KANE for possible action  
Case Nos. 2020-757 AP21.010.S and 2020-927 AP21.018.S  
License No. A.0007029-CR (Active)**

Parties Present

No Parties present.

Ms. Staffen read the Committee report into the record.

President O'Brien moved to approve the settlement of disciplinary action for Frank Kane, case numbers 2020-757 AP21.010.S and 2020-927 AP21.018.S. Seconded by Commissioner Kruger. Motion carried.

**4-B) NRED v ABIGAIL TROMBA, for possible action.**

**Case No. 2020-554 AP20.047.S  
License No. A.0006628-CR (Active)**

Parties Present

No Parties present.

Ms. Staffen read the Committee report into the record.

President O'Brien moved to approve the settlement of disciplinary action for Abigail Tromba case number 2020-554 AP20.047.S. Seconded by Commissioner Wright. Motion carried.

**5-A) Administrator's Report.**

Mr. Chandra stated there is a new Program Manager Christy Staffen and are looking to hire a new Investigator. Mr. Chandra stated a new software vendor has been chosen and should be online by May/June of 2023. Mr. Chandra stated there will be a Licensing Section in Carson City for limited transactions.

President O'Brien asked Mr. Chandra if there were any upcoming workshops next year.

Mr. Chandra stated there is a chance that there will be one in 2023.

**5-B) Disciplinary Report.**

Shareece Bates presented this report. The Commission was provided with the report in the meeting packet.

President O'Brien asked if there is a backlog of cases.

Mr. Fogar stated that there is a backlog of cases because of staffing issues, but he hoped by December the cases would be cleared and to the Commission in 2023.

President O'Brien asked if any of the Commissioners had any questions about the discipline report.

Commissioner Wright asked how many cases are backlogged.

Mr. Chandra stated a report of the backlog cases will be compiled and sent out to the Commissioners.

**5-C) Appraisal Program Officer's Report on the compliance case load.**

Ms. Staffen introduced herself to the Commission.

Ms. Staffen stated she does not have anything to report at this time because she is new to the position.

**5-D) Approve the minutes for the July 12, 2022, meeting.**

President O'Brien moved to approve the minutes for the July 12, 2022, meeting. Seconded by Commissioner Kruger. Motion carried.

**6) Discussion and decision on date, time, place, and agenda items for upcoming meeting(s) including setting the meeting calendar for 2023.**

- January 31 – February 2, 2023
- April 4-6, 2023
- July 18-20, 2023
- October 3-5, 2023

**7) Public Comment:**

Commissioner Wright stated he wanted to thank Ms. Valadez for her service to the Commission and to welcome aboard the new staff members and to thank them for supporting and helping the Commissioners.

**8) ADJOURNMENT**

The meeting adjourned at 10:15 A.M.

Minutes Prepared by: M Gallo  
Maria Gallo, Commission Coordinator