

**NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE
MEETING
JANUARY 21, 2025, MINUTES**

**VIA IN PERSON AND WEBEX VIRTUAL MEETING
JANUARY 21, 2025**

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

VIDEO CONFERENCE TO:
Nevada Division of Insurance
1818 East College Parkway
Suite 103
Carson City, Nevada 89706

1) Commission/Division Business:

A) Call to Order, Introduction of Commissioners in Attendance; and Establish Quorum.

President Gandy called the meeting to order at 9:03 A.M.

Introduction of Commissioners in Attendance: Larry Michael Gandy Jr., Scott Krueger, and Timothy O'Brien, a quorum was established.

Commission Counsel: Joseph Ostunio, Deputy Attorney General.

B) Introduction of Division Staff in Attendance

Sharath Chandra, Administrator; Charvez Foger, Deputy Administrator; Shareece Bates, Administration Section Manager; Rebecca Bruce, Appraisal Program Manager; James Silva, Compliance Audit Investigator; Kelly Valadez, Commission Coordinator; and Maria Gallo, Commission Coordinator.

Phil Su, Senior Deputy Attorney General, and Christal Keegan, Deputy Attorney General, representing the Division.

2) Public Comment

None

3) REGULATION WORKSHOP FOR LCB FILE NO. T006-24

Section 1

Shareece Bates read Section 1 into the record.

No public comment.

Section 2

Shareece Bates read Section 2 into the record.

No public comment.

Section 3

Shareece Bates read Section 3 into the record.

No public comment.

Section 4

Shareece Bates read Section 4 into the record.

Scott DiBiasio, with the Appraisal Institute, noted a technical issue; the language should be Appraiser Qualifications Board (AQB) not the Appraisal Qualifications Board.

Section 5

Shareece Bates read Section 5 into the record.

No public comment.

Section 6

Shareece Bates read Section 6 into the record.

Scott DiBiasio, with the Appraisal Institute stated that the institute is in support of the changes being made to the time period required as a trainee and/or intern. Mr. DiBiasio noted that the experience hours were updated by the AQB several years ago and Nevada is one of the last states to adopt those changes. Mr. DiBiasio stated that up until the proposed language, Nevada is recognized as one of the most restrictive states for obtaining licensure so hopefully the changes will help new licensees. Mr. DiBiasio also stated that the institute is in support of the adoption of the PAREA, as an alternative to the traditional supervisor/trainee model. Mr. DiBiasio stated that PAREA is a technology-based system by which a person can obtain experience. Mr. DiBiasio stated the institute has received approval for both the licensed residential and certified residential PAREA programs by the AQB, Mr. DiBiasio stated that the programs have been in implementation for about a year and approximately 20 people have graduated from the licensed residential PAREA program. Mr. DiBiasio stated that all of the graduates who completed the program and have chosen to take the licensed exam, have passed on their first attempt. Mr. DiBiasio stated there are about 150 people enrolled in the program currently in different stages of the program. Mr. DiBiasio pointed out a change on Page 4, that the language in (ii) and (iii), need to be changed from licensed residential, to certified residential.

Section 7

Shareece Bates read Section 7 into the record.

James Thomas, Intern, stated after reading the language, he understood that applicants must attend a commission hearing prior to testing for a license.

Section 8

Shareece Bates read Section 8 into the record.

No public comment.

Section 9

Shareece Bates read Section 9 into the record.

No public comment.

Section 10

Shareece Bates read Section 10 into the record.

Scott DiBiasio, with the Appraisal Institute, suggested that the Division verify the names of the national USPAP course and the update course, as they were recently changed.

Section 11

Shareece Bates read Section 11 into the record.

No public comment.

Section 12

Shareece Bates read Section 12 into the record.

No public comment.

Public Workshop was closed.

Commissioner Discussion

Commissioner O'Brien asked for clarification on whether PAREA could be used for 100% of the licensed residential and certified residential licensure.

President Gandy stated he was not aware that are two licensure tracks available through the PAREA program.

Mr. Chandra responded that there was an error in the draft language and asked Mr. DiBiasio to confirm the PAREA program model.

Mr. DiBiasio stated that completion of the licensed residential PAREA program is the equivalent of 1000 hours of experience, which is what is required for the LR credential. Mr. DiBiasio stated if a person completes a licensed residential PAREA program, they receive 100% credit of 1000 hours. Mr. DiBiasio stated PAREA is not an hour-based program but in order to show equivalency of requirements. For Certified Residential, Mr. DiBiasio stated that the 1000 hours completed of the licensed residential PAREA program, can be applied to the 1500 required hours or 67% credit; the remaining hours must be completed by the traditional supervisor/trainee model or complete the Certified Residential PAREA program. Mr. DiBiasio explained that 1000 hours or 33% of the 3000 hours can be applied for Certified General. Mr. DiBiasio explained that the Certified Residential PAREA program is the equivalent of 1500 hours, which is what is required for CR and is one-half of what is required for Certified General licensure, although it cannot be credited towards non-residential hours. Therefore, the language is correct aside from the error as noted in Section 6.

Mr. Chandra suggested to the Commission that it is at their discretion whether to review the proposed regulation section by section or discuss specific sections.

Commissioner Krueger thanked Division staff for their efforts in drafting the regulation. Commissioner Krueger also thanked Scott DiBiasio for his commentary and information provided. Commissioner Krueger stated he'd hoped to have more comments from the public.

Commissioner O'Brien expressed his disappointment at the lack of comment from the public. Commissioner O'Brien stated he personally sent out the word out to over 50 appraisers in Northern Nevada, but he appreciated the efforts by the Division to send notice.

Commissioner Krueger also thanked Commissioner O'Brien for his efforts in contacting licensees regarding the regulation.

President Gandy asked Mr. DiBiasio about the licensed residential and certified residential modules. President Gandy asked whether a person could combine the modules for certification.

Mr. DiBiasio responded that a person could complete the licensed residential PAREA program and then move immediately into the certified residential PAREA program. Mr. DiBiasio continued that once completed, the experience requirements for the CR program would be met and the applicant would be eligible to take the certified residential exam. Mr. DiBiasio explained that if a person only completes the licensed residential PAREA program, that is the only credential that a person would qualify for and can take the licensed residential exam.

President Gandy asked about the pricing for the individual modules.

Mr. DiBiasio stated that both modules are priced the same and there was a recent update to the pricing plan. Mr. DiBiasio stated that a person could indicate their intention to go to certified residential, and may qualify for grants, scholarships and/or receive payment plans based upon total cost for CR. Mr. DiBiasio stated that approximately one-third of the 20 PAREA graduates have stopped at LR and have gone to take the licensed residential exam. Mr. DiBiasio stated that another one-third of those graduates will continue on the certified residential program and the remaining third have not stated their intention.

President Gandy asked Mr. DiBiasio if a licensed residential appraiser came to the Appraisal Institute, could that appraiser apply for the CR program without completing the LR program.

Mr. DiBiasio stated he would confirm and either provide that answer to the Division at a later date or discuss it at the next workshop.

Commissioner O'Brien stated that a licensed residential appraiser can obtain additional experience hours along with additional education, to be applied towards the certified residential licensure; there are multiple paths to upgrade.

The Commission stated there was no discussion for Sections 2, 3, 4 and 5, aside from the typographical error in Section 4.

The Public Workshop was reopened to allow for additional public comment.

Regarding Section 6, Commissioner O'Brien stated that although many states have already enacted PAREA regulations, his concern is that he, like others, doesn't know what problem is being solved. Commissioner O'Brien stated that there seems to be contradictory paths in the industry. Commissioner O'Brien stated as an example that the adoption of PAREA lessens the need for interns, yet the proposed language increases the number of interns for a supervisor. Commissioner O'Brien also pointed out that large purchasers of mortgages in the country, are having simple appraisals completed by non-appraisers and leaving more complex assignments for licensed appraisers. Commissioner O'Brien stated there has been an erosion of public trust and confidence in the appraisal system. Commissioner O'Brien stated there is no shortage of appraisers in the North, there is a shortage of appraisers who don't accept small fees. Commissioner O'Brien stated that he is currently not seeing the need for the PAREA program in Nevada, at least for the North. Commissioner O'Brien stated that the lack of public comment in support of adoption leads him to believe that others may have similar concerns. Commissioner O'Brien stated he is understanding of the guidance made by federal entities.

Commissioner Krueger appreciated the comments made by Commissioner O'Brien. Commissioner Krueger confirmed that the proposed changes are in line with the current AQB requirements. Commissioner Krueger asked whether a lesser qualified profession is being created by lowering the requirements. Commissioner Krueger expressed some concern about whether PAREA will negatively impact day-to-day business. Commissioner Krueger wondered whether such a program would take the industry back to a time before there were no licensing requirements. Regarding reciprocity, licensees would still have to meet Nevada requirements. Commissioner Krueger stated he would have liked to have heard more comments from peers during the workshop, as he hears comments from the industry with concerns about the changes.

Commissioner O'Brien stated that the commissioner's opinions are not of a protectionist argument. Commissioner O'Brien stated that Commissioner Krueger's specializes in casino valuation, a PAREA graduate would not be hired for that level of work. Commissioner O'Brien stated that he works with numerous attorneys in the North on complex assignments, most of which would not be suitable work for a PAREA graduate with little specialty experience. Commissioner O'Brien stated the purpose of the regulation is to look at the industry as a whole, but the commissioner's responsibility is to look forward. Commissioner O'Brien restated his early concern that there is no clear answer as to what problem is being solved with the adoption of the program.

President Gandy stated after the last financial calamity, the education requirements were increased in part to protect the industry and now the PAREA program is removing some of those requirements. President Gandy asked whether lowered standards produce the type of appraisers that would understand the complexity of the types of appraisals.

Kelly Valadez read a question posed by Joseph C. Vecchio Jr. that had been posed in the chat. Mr. Vecchio asked whether the provisions of Section 7 had already been approved. Ms. Valadez stated an answer had been provided by Shareece Bates in the chat, that the provisions had not yet been adopted by the Commission.

Alexandra Kagebein expressed agreement with President Gandy's thoughts. Ms. Kagebein stated she has been in the business since 2001, working with Scott Dugan and Kevin Johnson. Ms. Kagebein stated the education requirements are perfect as required and she is concerned that lessening requirements could lead to less qualified appraisers in the industry.

Commissioner O'Brien stated he would be more comfortable with the proposed language in Section 6, if PAREA could not be 1 to 1 and there were additional requirements. Commissioner O'Brien speculated that a better solution would be that the completion of PAREA could account for 50 percent of the experience and participants had to work with a mentor for the remaining 50 percent. Commissioner O'Brien stated that not having a 1 to 1 match, may also solve the reciprocity issue, as licensees from other states would still have to gain more experience hours in order to gain licensure.

Commissioner Krueger asked if someone could find a mentor, what problem is solved if a person is only offered partial credit.

Commissioner O'Brien stated the financial basis for bringing on an intern does not offer much incentive. Commissioner O'Brien speculated that a person who has completed the PAREA program would likely take less time to train on the more complex concepts of appraisal work because the basics would be covered in PAREA. Commissioner O'Brien opined that allowing a person new to Nevada to begin appraising only after completing the PAREA program alone, does not protect the public trust. Commissioner O'Brien stated that it is unreasonable to think a person could complete a virtual module and be prepared to complete appraisals on their own.

Commissioner Krueger stipulated that it is important for anyone new to the state, regardless of certification method, to become geographically competent in order to be successful. Commissioner Krueger questioned whether PAREA was created in order to assist individuals who have been unsuccessful at finding mentors/supervisors.

Commissioner O'Brien admitted he receives an average of one intern application a quarter but declines to accept due to the specialized nature of his work and oftentimes there is not enough work to keep the intern busy.

President Gandy reported that he has not been approached by an intern in more than 3 years. President Gandy mentioned that the population of appraisers is aging, and it is important to find a balance for continuing to attract people to the industry.

Commissioner O'Brien stated that no lender has come back to the commission, to report that they have changed their policies to not consider less experienced appraisers. Commissioner O'Brien speculated that the PAREA module alone may not increase the amount of work for an individual as lenders oftentimes consider experience when selecting an appraiser.

President Gandy postulated that the commissioners find high value in the supervisory/mentor process. President Gandy spoke of the importance of receiving first-hand knowledge and guidance from an experienced supervisor, which shaped the type of professional he became.

Commissioner discussion was closed.

Administrator Chandra thanked the commissioners for their information and feedback on the regulation. Mr. Chandra provided that the last regulations in 2020, lessened the education requirements and the experience requirements were left alone. Now with the onset of PAREA being adopted by the AQB, Mr. Chandra stated that the Division was deliberate in the method of bringing forward the regulation at this time. Mr. Chandra stated the Division proposed specific language to align with the state administration's goals of maximizing reciprocity and to align with national standards. Mr. Chandra encouraged the public

to provide feedback on the regulations and/or complete the small business impact survey. Mr. Chandra stated the Division would go back and review the language and provide an updated draft but ultimately the decision is up to the commission whether the regulation becomes adopted.

The public workshop was closed.

4) DISCIPLINARY ACTION: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:

A. NRED v. KAY J. DESPOSATO, for possible action

Case No. 2021-773

License No. A.0205605-CR (INACTIVE)

Parties Present

Phil Su, Senior Deputy Attorney General, was present representing the Division.

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

Kay Desposato, Respondent, was present virtually.

Preliminary Matters

Mr. Su gave a summary of the case.

Mr. Su stated that both parties have reached a settlement.

Mr. Su read the settlement agreement into the record as follows:

By entering into this Stipulation, the RESPONDENT does not admit the above factual and legal allegations and is prepared to vigorously defend against same. Nevertheless, 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 any such decision, the parties desire to compromise and settle the instant controversy upon the following terms and conditions:

1. RESPONDENT agrees to pay the Division a total amount of EIGHT THOUSAND TWO HUNDRED EIGHTY SEVEN DOLLARS and 41/100 cents (\$8,287.41) ("Amount Due"), consisting of THREE THOUSAND TWO HUNDRED FIFTY DOLLARS AND NO CENTS (\$3,250.00) in administrative fines imposed by the Division; the Division's pre-hearing attorney's fees in the amount of THREE THOUSAND NINE HUNDRED FIFTY SEVEN DOLLARS and 41/100 cents (\$3,957.41), and investigative costs incurred in the total amount of ONE THOUSAND EIGHTY DOLLARS and no cents (\$1,080.00).

2. The Amount Due shall be payable to the Division in thirty-six (36) monthly payments, consisting of thirty-five installments of TWO HUNDRED THIRTY DOLLARS and 21/100 CENTS (\$230.21), and a final payment of TWO HUNDRED THIRTY DOLLARS AND 06/100 CENTS (\$230.06). The first installment payment will be due thirty (30) days after entry of the Order approving this Settlement Stipulation. Lump sums can be made in pre-payment with no penalties.

3. RESPONDENT, who has already voluntarily moved her Nevada Real Estate Appraisal License A.0205605-CR into inactive status, hereby agrees that she will not file to reactivate her inactive Appraisal License for a period of five (5) years from the effective date of the Order approving this Settlement Stipulation. If RESPONDENT thereafter wishes to reactivate her Appraisal License

A.0205605-CR, she agrees that she must first petition to appear before this Commission at its next regularly scheduled public meeting for prior approval.

Commissioner O'Brien asked if Ms. Isaacson and her client agreed with the terms of the settlement.

Ms. Isaacson stated they both agree with the terms of the settlement.

Commissioner O'Brien moved to accept the terms of the settlement agreement for Case No. 2021-773, License No. A.0205605-CR (Inactive). Seconded by Commissioner Krueger. Motion carried.

B. NRED v. DAVID ALAN PERKINS, for possible action

Case No. 2024-1021

License No. A.0206151-CR (ACTIVE)

Parties Present

Phil Su, Senior Deputy Attorney General, was present representing the Division.

David Perkins, Respondent, was present virtually.

Preliminary Matters

Mr. Su gave a summary of the case.

Mr. Su stated that both parties have reached a settlement.

Mr. Su read the settlement agreement into the record as follows:

By entering into this Stipulation, the RESPONDENT does not admit the above factual allegations and alleged violations of law as set forth in the Complaint for Case 2024-1021. But nevertheless agrees to waive his right to contest the above-alleged facts and legal violations if this Stipulation is approved by the Commission. Accordingly, in an effort to avoid the time and expense of litigating these legal and factual issues before the Commission, as well as any possible further legal appeals from any such decision, and the parties desire to compromise and settle the instant controversy upon the following terms and conditions:

1. RESPONDENT'S Nevada Residential Appraisal License ("No. A.0206151-CR"), is hereby revoked (hereinafter, "the Nevada Reciprocal Stayed Revocation"), in reciprocal fashion to the stayed revocation imposed upon his California Real Estate Appraisers License (No. 031262), pursuant to the terms of the July 3, 2023, BREDA Disciplinary Order. However, the Nevada Reciprocal Stayed Revocation shall be stayed until the first of either of the following events occur:
 - a. the stayed revocation of RESPONDENT'S California Real Estate Appraisers License No. 031262 is lifted due to his full compliance with the terms of the July 3, 2023, BREDA Disciplinary Order, and RESPONDENT thereafter provides written proof and notice of the lifted stay for License No. 031262 to the Division; or
 - b. for a period of two (2) years from the effective date of order approving this settlement stipulation.

2. If RESPONDENT fails to comply with the terms and conditions of this settlement stipulation, as set forth below, the Commission may revoke RESPONDENT'S Nevada Residential Appraisal License (No. A.0206151-CR).

3. RESPONDENT shall not supervise any interns in the practice of real estate appraisal in Nevada until the Nevada Reciprocal Stayed Revocation has been lifted.

4. RESPONDENT agrees to pay the Division a total amount of ONE THOUSAND SIX HUNDRED SIXTEEN DOLLARS and 32/100 cents (\$1,616.32) (“Amount Due”), consisting of zero administrative fines imposed by the Division and the Division’s pre-hearing attorney’s fees in the amount of ONE THOUSAND TWO HUNDRED FIFTY SIX DOLLARS and 32/100 cents (\$1,256.32), and investigative costs incurred in the total amount of THREE HUNDRED SIXTY DOLLARS AND NO CENTS (\$360.00).

- a. The Amount Due shall be payable to the Division within thirty (30) days of the effective date of the order approving this settlement stipulation.
- b. No grace period is permitted. If the payment is not actually received by the Division on or before its due date, it shall be construed as an event of default by the RESPONDENT.

Commissioner O’Brien questioned Mr. Su about the terms of the Settlement.

Commissioner O’Brien questioned Mr. Perkins.

Commissioner O’Brien moved to accept the terms of the settlement agreement for Case No. 2024-1021, License No. A.0206151-CR (Active). Seconded by Commissioner Krueger. Motion carried.

C. NRED v. ARTURO VALDOVINOS JR., for possible action
Case No. 2022-382
License No. A.0005988-RES (ACTIVE)

Parties Present

Christal Keegan, Deputy Attorney General, was present representing the Division.
Timothy Wiseman, Esq., was present virtually representing the Respondent.
Arturo Valdovinos, Respondent, was present virtually.
Robyn Curtis, Complainant, was present virtually.

Preliminary Matters

Ms. Keegan gave a summary of the case.

Ms. Keegan stated that both parties have reached a settlement.

Ms. Keegan stated the Complainant Ms. Curtis is available to the Commission, if they wish to hear from her.

The Commissioners stated they wanted to hear from Ms. Curtis.

Ms. Keegan read the settlement agreement 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 any such decision, the parties desire to compromise and settle the instant controversy in Case No. 2022-382, upon the following terms and conditions:

1. RESPONDENT admits to the facts and violations as stated above; however, RESPONDENT does not admit to the ETHICS RULE violations.
2. RESPONDENT agrees to pay the Division a total amount of TWENTY-NINE THOUSAND THREE-HUNDRED NINETY-SEVEN DOLLARS AND EIGHTY-SIX CENTS (\$29,397.86) (“Amount Due”), consisting of TWENTY-FOUR THOUSAND DOLLARS (\$24,000.00) in fines imposed by the Division for all violations as pled in the above-summarized Complaint (\$2,000.00 per violation for 12 violations of law), and the Division’s pre-hearing costs and attorney’s fees incurred in case 2022-382 in the total amount of FIVE-THOUSAND THREE-HUNDRED NINETY-SEVEN DOLLARS AND EIGHTY-SIX CENTS (\$5,397.86).

3. The Amount Due shall be payable to the Division as follows:

First, RESPONDENT shall make a down payment of FOUR-THOUSAND DOLLARS (\$4,000.00) within thirty (30) days after the effective date of the Order.

Thereafter, RESPONDENT shall make payments over a 36-month period, starting ninety (90) days after approval of this Stipulation by the Commission, to be paid as follows:

For 41 Months: \$705/month Total: \$24,675.00

RESPONDENT would then make a final payment of \$492.86 in the 42nd and last month of repayment for a total payment of \$29,397.86 as being the total Amount Due hereunder. Lump sums can be made in pre-payment with no penalties.

4. RESPONDENT further agrees to take 19 hours of the following Division approved education courses as relevant to Case No. 2022-382:

- Not less than 7 hours of Appraising Today’s Manufactured Homes;
- Not less than 4 hours of Missing Explanations;
- Not less than 4 hours of Sales Comparison Approach Reconciliation, and
- Not less than 4 hours of Ethics, Competency, and Reconciliation.

For a total of not less than 19 hours of continuing education within one (1) year of the Appraisal Commission signing the Stipulation. None of the above listed education will count towards license renewal. Upon completion, the education must be submitted to the Division. Within one (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 appraisals reviewed, in which event the Division shall be permitted to pursue additional investigation.

Commissioner Kruger stated there was an error in the number of monthly payments in the settlement that was read into the record.

Ms. Keegan and Mr. Wiseman agreed that there was an error in the number of monthly payments in the settlement that was read into the record.

Ms. Curtis gave a statement about the case.

Commissioner O’Brien asked if Mr. Wiseman and his client agreed with the settlement.

Mr. Valdovinos stated he agrees with the terms of the settlement.

Mr. Wiseman stated he agrees with the terms of the settlement.

Commissioner O'Brien asked Division staff if Mr. Valdovinos had other disciplinary actions filed against him.

James Silva, Compliance Investigator, stated that Mr. Valdovinos had disciplinary action in 2007 that was settled in AARC.

Maria Gallo, Commission Coordinator, stated to address the error in the number of monthly payments and the error in the amount of the last payment due, that an amended agreement should state there is a \$4,000 down payment due, 36 monthly payments are due, with 35 monthly payments of \$705, and the last payment should be \$722.86 and that would equal \$29,397.86.

Ms. Keegan and Mr. Wiseman agreed with the amended terms of the settlement agreement.

Commissioner O'Brien moved to accept the amended terms of the settlement agreement for Case No. 2022-382, License No. A.0005988-RES (Active). Seconded by Commissioner Krueger. Motion carried.

C. NRED v. GARY G. YOUNG for possible action

Case No. 2024-975

License No. A.0207799-CG (ACTIVE)

Parties Present

Phil Su, Senior Deputy Attorney General, was present representing the Division.

Gary Young, Respondent, was present virtually.

Preliminary Matters

Mr. Su gave a summary of the case.

Mr. Su read the factual allegations and violations of law into the record.

Mr. Su stated that both parties have reached a settlement.

Mr. Su read the settlement agreement into the record as follows:

By entering into this Stipulation, the RESPONDENT does not admit the above factual allegations and alleged violations of law as set forth in the Complaint for Case 2024-975, but nevertheless agrees to waive his right to contest the above-alleged facts and legal violations if this Stipulation is approved by the Commission. Accordingly, in an effort to avoid the time and expense of litigating these legal and factual issues before the Commission, as well as any possible further legal appeals from any such decision, and the parties desire to compromise and settle the instant controversy upon the following terms and conditions:

1. RESPONDENT'S Nevada Residential Appraisal License ("No. A.0207799-CG"), is hereby revoked (hereinafter, "the Nevada Reciprocal Stayed Revocation"), in reciprocal fashion to the stayed revocation imposed upon his California Real Estate Appraisers License (No. 033542), pursuant to the terms of the September 23, 2024, BREDA Disciplinary Order. However, the Nevada Reciprocal Stayed Revocation shall be stayed until the first of either of the following events occur:

- a. the stayed revocation of RESPONDENT'S California Real Estate Appraisers License No. 033542 is lifted due to his full compliance with the terms of the September 23, 2024, BREA Disciplinary Order, and RESPONDENT thereafter provides written proof and notice of the lifted stay for License No. 033542 to the Division; or
- b. for a period of two (2) years from the effective date of order approving this settlement stipulation.

2. If RESPONDENT fails to comply with the terms and conditions of this settlement stipulation, as set forth below, the Commission may revoke RESPONDENT'S Nevada Residential Appraisal License (No. A.0207799-CG).

3. RESPONDENT shall not supervise any interns in the practice of real estate appraisal in Nevada until the Nevada Reciprocal Stayed Revocation has been lifted.

4. RESPONDENT agrees to pay the Division a total amount of ONE THOUSAND SIX HUNDRED SIXTEEN DOLLARS and 32/100 cents (\$1,616.32) ("Amount Due"), consisting of zero administrative fines imposed by the Division and the Division's pre-hearing attorney's fees in the amount of ONE THOUSAND TWO HUNDRED FIFTY SIX DOLLARS and 32/100 cents (\$1,256.32), and investigative costs incurred in the total amount of THREE HUNDRED SIXTY DOLLARS AND NO CENTS (\$360.00).

- a. The Amount Due shall be payable to the Division in three (3) monthly installments of FIVE HUNDRED THIRTY-EIGHT DOLLARS AND 77/100 CENTS (\$538.77) per month, with first payment due within thirty (30) days of the effective date of the order approving this settlement stipulation. Prepayment of any amounts due may be made without penalty.
- b. No grace period is permitted. If any monthly installment payment is not actually received by the Division on or before its scheduled due date, that shall be construed as an event of default by the RESPONDENT.

President Gandy asked Mr. Young if he agreed with the terms of the settlement agreement.

Mr. Young stated he does agree with the terms of the settlement agreement.

Commissioner Krueger moved to accept the terms of the settlement agreement for Case No. 2024-975, License No. A.0207799-CG (Active). Seconded by Commissioner O'Brien. Motion carried.

5) Commission/Division Business:

B) Discussion regarding the Disciplinary Report.

Shareece Bates presented this report. The Commissioners were provided with the report in the meeting packet.

A) Discussion Regarding the Administrators' report.

Sharath Chandra stated there are no new changes for the budget, and there are some other changes happening in other departments within the Division. Mr. Chandra stated he had mentioned opening the Carson City office up to the public, however the funding for that is no longer available. Mr. Chandra stated the goal is still the technology project and to move everything online. Mr. Chandra stated that staffing within the Division is improving.

The Commissioners questioned Mr. Chandra about the current and upcoming vacancies on the CARE Commission.

C) Discussion regarding Appraisal Program Manager's report on compliance caseload.

Rebecca Bruce presented this report. The Commissioners were provided with the report in the meeting packet.

The Commissioners questioned Ms. Bruce about the report.

D) For possible action: Discussion and possible action to approve the minutes for the October 08, 2024, meeting.

Commissioner O'Brien moved to approve the minutes for the October 08, 2024, meeting. Seconded by Commissioner Krueger. Motion carried.

6) FOR POSSIBLE ACTION: DISCUSSION AND DECISION ON DATE, TIME, PLACE, AND AGENDA ITEMS FOR UPCOMING MEETING(S)

The next CARE meeting: April 22-24, 2025.

7) PUBLIC COMMENT:

James Thomas stated he wanted to comment about being an intern appraiser. Mr. Thomas stated it helps to have someone at the bottom give perspective to those in leadership. Mr. Thomas stated he has been an intern for four years. Mr. Thomas stated it is extremely challenging to become an appraiser and PAREA might help that. Mr. Thomas stated when he got out of the military, he started making phone calls to every appraiser on Google. Mr. Thomas stated that over a three-month period he called over 50 appraisers, and only one person called him back. Mr. Thomas stated it would have been easier if there was PAREA and he was not forced to find a senior appraiser. Mr. Thomas stated that having the work-experience with a senior appraiser was important. Mr. Thomas stated he does not believe you can take an online course and have the value and the information that you get from having a senior appraiser, because there are so many nuances and details to every property. Mr. Thomas stated he has learned a lot at this Commission meeting.

Ken Cronin stated there were tough topics in the workshop today. Mr. Cronin stated what stood out to him was Commissioner O'Brien's statement that asked, "what problem are we trying to solve". Mr. Cronin asked "what problems are we creating" by lowering our standards and are we protecting the public. Mr. Cronin stated he learned appraising from a very qualified mentor who he calls on on a regular basis, and that he could never learn that through an online program. Mr. Cronin stated his heart goes out to each person who is trying to find a senior appraiser. Mr. Cronin stated it took him a long time to find a supervising appraiser and he had a family member that was an appraiser that did not interview him to be an intern. Mr. Cronin stated there is not a lot of work out there for some appraisers right now. Mr. Cronin stated there may be work in Incline Village but that is a difficult market to know and learn, let alone think you could learn about that market area online. Mr. Cronin stated he recently sold a property in Incline Village and three appraisers came up to do the appraisal. Mr. Cronin stated one of the appraisers had never done an appraisal in Incline Village. Mr. Cronin stated there may be a problem with appraisers doing work in areas they probably should not be doing work in right now because of the lack of work. Mr. Cronin stated he hoped the Commission would give a lot of thought before voting on the items in the workshop.

8) FOR POSSIBLE ACTION: ADJOURNMENT

The meeting was adjourned at 1:45 PM

Workshop Minutes Prepared by: Shareece Bates, Administration Section Manager

Minutes Prepared by: M. Gallo
Maria Gallo, Commission Coordinator