

**NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE
MEETING
OCTOBER 8, 2024, MINUTES**

**VIA IN PERSON AND WEBEX VIRTUAL MEETING
OCTOBER 8, 2024**

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 9:06 A.M.

Introduction of Commissioners in Attendance: Larry Michael Gandy Jr., Scott Krueger, Timothy O'Brien, and John Wright, 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) DISCIPLINARY ACTION: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:

A. NRED v. BRADLEY W. CORN, for possible action

Case No. 2021-512

License No. A.0005827-CR (INACTIVE)

Parties Present

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

Richard Blower, Esq., was present virtually representing the Respondent.

Bradley Corn, Respondent, was present virtually.

President Gandy tabled this case due to technical difficulties.

B. 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.

Sarah Ocampo Esq., was present virtually representing the Respondent.

Arturo Valdovinos Jr., Respondent, was present.

Preliminary Matters

Ms. Ocampo stated their law firm was retained by Mr. Valdovinos on Friday afternoon. Ms. Ocampo stated they have filed an Answer, have been in contact with Ms. Keegan and were asking the Commission for a continuance to fully prepare for the case.

Ms. Keegan stated the State was prepared to present its case in the matter. Ms. Keegan stated that Ms. Ocampo is standing in for Attorney Wiseman from the same law firm. Ms. Keegan stated the Commission Secretary initially denied a request for a continuance because it was untimely, and the Respondent would be provided an opportunity to present the request for a continuance to the whole Commission. Ms. Keegan stated the applicable law in this situation is NAC 645C.510 (1) requires a request for a continuance show good cause, and that has not been demonstrated. Ms. Keegan stated the Respondent had over 30 days to prepare for today's hearing and hire an attorney. Ms. Keegan stated she reached out to the Respondent to discuss the case, and there is no explanation as to why the Respondent waited until 2 days before the hearing to hire an attorney. Ms. Keegan stated NAC 645C.510 (3) requires good faith, and not merely for delay. Ms. Keegan stated the Complainant filed the complaint over 2 years ago and was prepared to testify, and this delay is justice delayed for her. Ms. Keegan stated NAC 645C.510 (2) does allow for a continuance in this case because the Attorney for the Respondent was given the case less than 15 days before the hearing, and the State will not object to the request for a continuance. Ms. Keegan stated the State is disappointed because of the use of the State and the Division's resources, and for the public that has been harmed. Ms. Keegan stated any future requests for a continuance will be met with an objection. Ms. Keegan stated if the Commission granted the continuance that the date of the January 2025 meeting be clearly stated in the Order.

Mr. Valdovinos stated he was not aware of the significance and severity of the hearing with attorneys and witnesses and after conferring with a friend, the friend stated he should seek legal counsel. Mr. Valdovinos stated he met with and hired Mr. Wiseman on the Friday before the meeting. Mr. Valdovinos stated he would like to request a continuance.

The Commissioners questioned the Respondent and Ms. Keegan.

The Commissioners deliberated the Respondent's request for a continuance.

Commissioner O'Brien moved that in Case # 2022-382, the Commission grant the Respondent's request for a continuance and the case will be heard at the January 2025 meeting. Seconded by Commissioner Krueger. Motion carried.

A. NRED v. BRADLEY W. CORN, for possible action

Case No. 2021-512

License No. A.0005827-CR (INACTIVE)

Parties Present

Phil Su, Senior Deputy Attorney General, was present representing the Division.
Richard Blower, Esq., was present virtually representing the Respondent.
Bradley Corn, Respondent, was present virtually.

Mr. Su stated there are not any preliminary matters, and the State would like to report there is a settlement in this case.

Mr. Su gave a summary of the case.

Mr. Su read the settlement into the record.

Mr. Corn and Mr. Blower stated they agreed and accepted the terms of the settlement.

Commissioner Wright moved in Case # 2021-512 to accept the Stipulation and Order for Settlement of Disciplinary Action. Seconded by Commissioner O'Brien. Motion carried.

4) Commission/Division Business:

A) Discussion Regarding the Administrators' report.

Sharath Chandra stated the IT project is progressing with the consultant and the developer. Mr. Chandra stated the Division is getting ready for the upcoming legislative session and is working towards getting the Division's self-funded budget approved so the Division can become more flexible with its budget. Mr. Chandra stated they have begun to work on 645C regulations. Mr. Chandra stated the goal is to get out a draft and schedule a workshop to get feedback on the proposed regulation changes.

President Gandy asked if the Division had anything they wanted to address at this upcoming legislative session.

Mr. Chandra stated most of the legislative changes would come from the real estate side. Mr. Chandra stated the Division is not proposing any legislation and the real estate industry is looking to make some legislative changes, and the Division has offered to help streamline the process.

Commissioner Krueger asked when the workshop would occur.

Mr. Chandra stated the workshop might occur in November.

B) Discussion regarding the Disciplinary Report.

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

The Commissioners questioned Ms. Bates about the report.

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

Rebecca Bruce presented this report. The Commission was 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 July 23, 2024, meeting.

Commissioner O'Brien moved to approve the minutes for the July 23, 2024, meeting. Seconded by Commissioner Wright. Motion carried.

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

The next CARE meeting: January 21-23, 2025

6) PUBLIC COMMENT:

Commissioner Wright thanked Commissioner Ivey for his service on the Commission and Division staff and the AG's office for all the help they provide the appraisers and the public.

Commissioner O'Brien thanked Commissioners Wright and Ivey for their service on the Commission.

President Gandy thanked Commissioners Wright and Ivey for their service on the Commission.

Commissioner Krueger thanked Commissioners Wright and Ivey for their service on the Commission.

7) FOR POSSIBLE ACTION: ADJOURNMENT

The meeting was adjourned at 10:11 AM

Minutes Prepared by: _____
Maria Gallo, Commission Coordinator