



DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION

[www.red.nv.gov](http://www.red.nv.gov)

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

MARCH 15-17, 2016

The Nevada Real Estate Commission will conduct a meeting beginning **Tuesday, March 15, 2016, at 9:00 a.m. and each day thereafter at 9:00 a.m. through Thursday, MARCH 17, 2016, or until the Commission concludes its business at the following locations:**

**March 15, 2016 @ 9:00 A.M.**

Grant Sawyer Building  
555 East Washington Avenue  
Room 4412  
Las Vegas, Nevada 89101

**VIDEO CONFERENCE TO:**

The Legislative Building  
401 South Carson Street  
Room 2134  
Carson City, Nevada 89701

**March 16, 2016 @ 9:00 A.M.**

Grant Sawyer Building  
555 East Washington Avenue  
Room 4401  
Las Vegas, Nevada 89101

**VIDEO CONFERENCE TO:**

The Legislative Building  
401 South Carson Street  
Room 2134  
Carson City, Nevada 89701

**March 17, 2016 @ 9:00 A.M.**

Grant Sawyer Building  
555 East Washington Avenue  
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**VIDEO CONFERENCE TO:**

The Legislative Building  
401 South Carson Street  
Room 2134  
Carson City, Nevada 89701

**COMMISSIONERS WILL BE IN LAS VEGAS**

**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:** Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call Rebecca Hardin at (702) 486-4074, so arrangements may be conveniently made.

**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. See NRS 233B.126.

**1. COMMISSION/DIVISION BUSINESS**

- A) Call to Order; Introduction of Commissioners in Attendance; and Establish Quorum.
- B) 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 until after that matter is heard.

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. COMMISSION/DIVISION BUSINESS**

- A) Discussion regarding Administrator's report on:
  - 1. Personnel;
  - 2. Status update regarding changes to Real Estate Division forms including but not limited to changes to the Duties Owed by a Nevada Real Estate Licensee form and the Seller's Real Property Disclosure form;
  - 3. Status update on LCB File No. R097-14;
  - 4. Legislative Update; and
  - 5. Division update.
- B) Discussion regarding the Disciplinary Report.
- C) Discussion regarding the Compliance Section's current caseload report, including a summary of recent topics of complaints filed.
- D) Discussion regarding the Administrative Sanction Report.
- E) For possible action: Discussion and decision regarding Education & Information Manager's report on FY17 Education and Research Fund projects budget plan for Commission approval pursuant to NRS 645.842.
- F) Discussion regarding Continuing Education Supervisor's report on:
  - 1. Continuing education course audit program report;
  - 2. Continuing education certificate issues and midterm education record-keeping;
  - 3. Continuing education and post education roster upload submittals issues.
- G) For possible action: Discussion and decision regarding changes to post-licensing education as stated in NRS 645.575(3)(a).
- H) Discussion regarding status of post-licensing education review by the Real Estate Division.
- I) Discussion regarding additional proposed changes to the Seller's Real Property Disclosure form:
  - 1. Adding disclosure regarding sex offenders; and
  - 2. Adding disclosure regarding solar energy.
- J) Discussion regarding changing the continuing education numbers for certificates of attendance given to licensees who attend Real Estate Commission meetings to allow licensees to receive additional continuing education credits for attending meetings.
- K) Discussion regarding the distinction between Broker's Price Opinions and Comparative Market Analysis pursuant to NRS 645.2515.

- L) Discussion regarding proposed Commercial/Business Seller's Disclosure.
- M) For Possible Action: Discussion and decision to approve minutes of the December 15-17, 2015 meeting.
- N) For Possible Action: Discussion and decision on date, time, place & agenda items for upcoming meetings.
- O) Commissioner Comments.

**4. FOR POSSIBLE ACTION: DISCUSSION REGARDING RESPONDENT'S PETITION FOR REHEARING**

- 1. NRED v **Matthew D'Ercole**, for possible action  
Case # 2015-2200  
License No: S.0062613 (REVOKED)

**5. For Possible Action: Instructor Denial Appeal for Decision**

- 1. **Michelle Roper**, for possible action
  - Pre-Licensing Real Estate (PL.9000031-RE)
  - Pre-Licensing Real Estate (PL.9000032-RE)
  - Nevada Law (PL.1800026-RE)

*Note: Pursuant to NRS 241.030(1), The Nevada Real Estate Commission may conduct a closed meeting to consider the character, allegations of misconduct, professional competence, or physical and mental health of a person.*

- 1) Discussion in closed session.
- 2) Discussion and possible action in open session.

**6. FOR POSSIBLE ACTION: DISCUSSION REGARDING CONTINUING EDUCATION COURSE DESIGNATION CHANGE:**

- 1. Wolffis, Brian C. (Sponsor)  
"Agents Safety, Situational Awareness and Training"  
**Request:** 3 Hours General  
**Approved:** 3 Hours Personal Development Classroom CE.4243000-RE June 21, 2015

**7. FOR POSSIBLE ACTION: DISCIPLINARY ACTION**

- 1. NRED v **Frederick (Fred) Brilman**, for possible action  
Case # RES 14-10-22-135  
License No.: S.0169653 (ACTIVE)
- 2. NRED v **Christian Delgado**, for possible action  
Case # RES 14-09-20-097  
License No.: UNLICENSED
- 3. NRED v **Christine (Chrissie) Fraser**  
Case # RES 14-10-23-136  
License No's.: S.0002248 (ACTIVE) & PM.0165722 (ACTIVE)
- 4. NRED v **Helena Garcia**, for possible action  
Case # 2015-0006  
License No.: S.0046337 (ACTIVE)

5. NRED v **Boris Jakubczack**, for possible action  
Case # RES 14-03-48-668  
License No.: S.0171381 (INACTIVE)
6. NRED v **Carine Jakubczack**, for possible action  
Case # RES 14-03-49-669  
License No's.: S.0171226 (INACTIVE) & PM.0165190 (INACTIVE)
7. NRED v **Blanca Paredes**, for possible action  
Case # 2015-1917  
License No.: UNLICENSED
8. NRED v **Patricia Prasad**, for possible action  
Case # 2014-4160  
License No.: B.0028874.LLC (REVOKED); B.1000447.INDV (REVOKED);  
BS.0028874 (REVOKED) & PM.0164351.BKR (REVOKED)
9. NRED v **Patricia Prasad**, for possible action  
Case # 2014-4238  
License No.: B.0028874.LLC (REVOKED); B.1000447.INDV (REVOKED);  
BS.0028874 (REVOKED) & PM.0164351.BKR (REVOKED)
10. NRED v **Anthony Shaw**, for possible action  
Case # 2015-2627  
License No.: BS.0055521 (ACTIVE) & PM.0162978 (INACTIVE)
11. NRED v **Vahag M. Stepanyan**, for possible action  
Case # 2014-4545  
License No.: S.0051445 (INACTIVE)
12. NRED v **Diane Wild**, for possible action  
Case # 2015-416  
License No.: UNLICENSED
13. NRED v **Marty Zabib**, for possible action  
Case # 2015-722  
License No's.: B.1001012.LLC (ACTIVE) & PM.0165588 (INACTIVE)
14. NRED v **Marty Zabib**, for possible action  
Case # 2015-2676  
License No's.: B.1001012.LLC (ACTIVE) & PM.0165588 (INACTIVE)

## 8. PUBLIC COMMENTS

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 until after that matter is heard.

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## 9. 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:**

Action Realty  
3250 South Highway 160, Suite 11  
Pahrump, Nevada 89048

Century 21/Sonoma Realty  
1099 W. Winnemucca Bl.  
Winnemucca, Nevada 89445

Desert Mountain Realty  
1060 East Aultman Street  
Ely, Nevada 89301

Elko County Association of REALTORS  
557 West Silver, Suite 301A  
Elko, Nevada 89801

Grant Sawyer Building  
555 E. Washington Avenue  
Las Vegas, Nevada 89101

Greater Las Vegas Association of REALTORS  
1750 East Sahara Avenue  
Las Vegas, Nevada 89104

Isom Realty & Insurance  
P.O. Box 670  
420 Third Street  
Hawthorne, Nevada 89415

Nevada Association of REALTORS  
760 Margrave Drive, Suite. 200  
Reno, Nevada 89510

Nevada Real Estate Division  
1818 E. College Parkway, Suite 110  
Carson City, Nevada 89706

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

Realty 500 Reiss Corporation  
4485 S. Pecos Rd.  
Las Vegas, Nevada 89121

Reno/Sparks Association of REALTORS  
5650 Riggins Court, Suite 200  
Reno, Nevada 89502

Sierra Nevada Association of REALTORS  
300 South Curry Street, #3  
Carson City, Nevada 89703

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

**State of Nevada**  
**Dept. of Business & Industry**  
**State Real Estate Division**  
INTERNET PAGE:  
[http://red.nv.gov/Content/Meetings/Real\\_Estate\\_Calendar](http://red.nv.gov/Content/Meetings/Real_Estate_Calendar)

**CONTACT FOR SUPPORTING MATERIALS FOR LISTED AGENDA ITEMS:**

**REBECCA HARDIN**  
**Commission Coordinator**  
**Nevada Real Estate Division**  
**2501 E. Sahara Avenue, Suite 303**  
**Las Vegas, Nevada 89104**  
**Phone: 702-486-4074**  
**Email: rhardin@red.nv.gov**