



DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

www.red.nv.gov

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

NOVEMBER 5-7, 2019

The Nevada Real Estate Commission will conduct a meeting beginning **Tuesday, November 5, 2019, at 9:00 a.m. and each day thereafter at 9:00 a.m. through Thursday, November 7, 2019, or until the Commission concludes its business at the following locations:**

November 5-6, 2019 @ 9:00 AM

Nevada State Business Center
3300 West Sahara Avenue
4th Floor - Nevada Room
Las Vegas, Nevada 89102

VIDEO CONFERENCE TO:

Nevada Division of Insurance
1818 E. College Parkway, Suite 103
Carson City, Nevada 89706

November 7, 2019 @ 9:00 AM

Nevada State Business Center
3300 West Sahara Avenue
4th Floor – Tahoe Room
Las Vegas, Nevada 89102

VIDEO CONFERENCE TO:

Nevada Division of Insurance
1818 E. College Parkway, Suite 103
Carson City, Nevada 89706

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. Pursuant to NRS 241.030 the Commission may conduct a closed meeting to consider the character, allegations of misconduct, professional competence, or physical and mental health of a person.

NOTICE: Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call Evelyn Pattee 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 President.**

3. Commission/Division Business

- A) Discussion regarding Administrator's report.
- B) Discussion regarding the Disciplinary Report.
- C) Discussion regarding the Attorney General's report.
- D) Discussion regarding the Compliance Section's current caseload report, including a summary of recent topics of complaints filed.
- E) Discussion regarding the Administrative Sanction Report.
- F) Discussion regarding Continuing Education Supervisor's reports 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.
 - 4. Online registration for real estate licensees to receive continuing education credits for attending Real Estate Commission meetings.
- G) Discussion regarding changes to the Real Estate Division Waiver Form No. 636 and Authorization to Negotiate Directly with Seller Form No. 637.
- H) Discussion regarding Duties Owed by a Nevada Real Estate Licensee Form No. 525.
- I) For possible action: Discussion and decision to approve minutes of the August 20-22, 2019 meeting.
- J) For possible action: Discussion and decision on date, time, place & agenda items for upcoming meetings, including setting meeting dates for 2020.

4. For Possible Action: Discussion and Decision Regarding License Denial Appeal Pursuant to NAC 645.335:

- A) **David Lysne**, for possible action
File No. S-LDA-19-006
- B) **Tanikka Queen**, for possible action
File No. S-LDA-19-007
- C) **Estrella Dela Cruz**, for possible action
File No. S-LDA-19-008

D) **Shlomo Coneh**, for possible action
File No. S-LDA-19-009

5. For Possible Action: Discussion and Decision Concerning Real Estate Advisory Review Committee Application:

A) **Judith E. (Judy) Cook**, for possible action
License No.: B.0015980.LLC

6. For Possible Action: Disciplinary Action

A) NRED v **Jason Farrant**, for possible action
Case # 2017-1167
License No.: Unlicensed

B) NRED v **Carol A. Curtis**, for possible action
Case # 2017-1322
License No.: B.0003237.CORP (ACTIVE) & PM.0162586.BKR (ACTIVE)

C) NRED v **Michael Roark**, for possible action
Case # 2017-650
License No.: S.0176244 (ACTIVE)

D) NRED v **Edward D. Lord**, for possible action
Case # 2018-1449
License No.: BS.0036344 (ACTIVE)

E) NRED v **Cesar Talavera**, for possible action
Case # 2018-1272
License No.: BS.0045231 (ACTIVE)

F) NRED v **Kevin Boeve**, for possible action
Case # 2018-561
License No.: Unlicensed

G) NRED v **Pablo Rodriguez**, for possible action
Case # 2018-97
License No.: S.0175422 (ACTIVE)

H) NRED v **Neil Naran**, for possible action
Case # 2018-562
License No.: Unlicensed

I) NRED v **Todd Manning**, for possible action
Case # 2018-973
License No.: B.1001879.CORP (ACTIVE)

J) NRED v **Andrew Alberti Jr.**, for possible action
Case # 2017-776
License No.: B.0032438.INDV (EXPIRED)

- K) NRED v **Melanie Cohen**, for possible action
Case #'s 2017-149 & 2017-2495
License No.: S.0058844 (ACTIVE)
- L) NRED v **Barry M. Ross**, for possible action
Case # 2017-2287
License No.: B.1001166.INDV (ACTIVE)
- M) NRED v **Rich Baron**, for possible action
Case # 2017-1770
License No.: S.0179946 (EXPIRED)
- N) NRED v **Alexey Dolginov**, for possible action
Case # 2017-1462
License No.: B.1001858.INDV (EXPIRED)
- O) NRED v **Clarissa Gascon Caro**, for possible action
Case # 2017-1962
License No.: S.0073817 (EXPIRED)
- P) NRED v **Terri Jo Hook**, for possible action
Case # 2017-647
License No.: S.0069235 (ACTIVE)
- Q) NRED v **William G. Withelder**, for possible action
Case # 2017-1839
License No.: BS.0059099 (ACTIVE)
- R) NRED v **Michael C. Gonyea**, for possible action
Case # 2017-1299
License No.: B.0026907.LLC (ACTIVE)

7. **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 President.**

8. **For Possible Action: Adjournment**

THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 8:30 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
6360 S. Rainbow Blvd.
Las Vegas, Nevada 89118

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 State Business Center
3300 West Sahara Avenue
Director's Office – 4th Floor
Las Vegas, Nevada 89102

Nevada State Business Center
3300 West Sahara Avenue
Second Floor Lobby
Las Vegas, Nevada 89102

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

Reiss Properties & Reiss Realty
2510 West Horizon Ridge Parkway, # 230
Henderson, Nevada 89052

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

CONTACT FOR SUPPORTING MATERIALS FOR LISTED AGENDA ITEMS:

Evelyn Pattee, Commission Coordinator
Nevada Real Estate Division
3300 W. Sahara Avenue, Suite 350
Las Vegas, Nevada 89102
Phone: 702-486-4074
Email: epattee@red.nv.gov