

STEVE SISOLAK
Governor

STATE OF NEVADA



TERRY REYNOLDS
Director

SHARATH CHANDRA
Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

www.red.nv.gov

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

DECEMBER 7-9, 2020

The Nevada Real Estate Commission meeting **beginning on MONDAY, DECEMBER 7, 2020 9:00 a.m. through WEDNESDAY, DECEMBER 9, 2020** or until the Commission concludes its business. Members of the public can listen to the meeting and participate during the agenda items designated for public comment by telephone.

DIAL-IN NUMBER: 1-844-621-3956

**MONDAY, DECEMBER 7, 2020 MEETING NUMBER (ACCESS CODE): 146 916 9796
MEETING PASSWORD: 99477694856**

**TUESDAY, DECEMBER 8, 2020 MEETING NUMBER (ACCESS CODE): 146 591 3821
MEETING PASSWORD: 22737359932**

**WEDNESDAY, DECEMBER 9, 2020 MEETING NUMBER (ACCESS CODE): 146 716 3477
MEETING PASSWORD: 54776923277**

CONTINUING EDUCATION WILL NOT BE AVAILABLE FOR THIS MEETING

PUBLIC NOTICE: Pursuant to Section 1 of the Declaration of Emergency Directive 006 (“Directive 006”), the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate has been suspended. Moreover, pursuant to Section 3 of Directive 006, the requirements contained in NRS 241.020(4)(a) that public notice agendas be posted at physical locations within the State of Nevada has likewise been suspended. See, http://gov.nv.gov/uploadedFiles/govnewnv.gov/Content/News/Emergency_Orders/2020/Declaration_ofEmergencyDirective006reOML.3-21-20.pdf.

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 it to the commission coordinator. **Public comment may be limited to three minutes per person at the discretion of the President.**

3. FOR POSSIBLE ACTION AND DECISION: ADOPTION HEARING FOR LCB FILE NO. R060-20 ON DECEMBER 7, 2020 @ 9:00 A.M.

Adoption hearing by the Real Estate Commission to receive comments regarding proposed regulation in NAC 645 known as LCB File No. R060-20 which establishes the following:

- Establishing provisions relating to courses of instruction offered by distance education.
- Exempting certain licensees who are 65 years of age or older from certain continuing education requirements.
- Authorizing a licensee to advertise services using a nickname in certain circumstances.
- Revising provisions relating to booklets providing information on certain legal disclosures.
- Revising provisions relating to applicants for licensure as a real estate broker, real estate broker- salesperson or real estate salesperson.
- Transferring certain duties of the Real Estate Commission to the Real Estate Division of the Department of Business and Industry, acting on behalf of the Commission.
- Revising various provisions concerning post licensing and continuing education.
- Revising provisions relating to the advertisement of the services of a licensee.
- Removing certain administrative fines.
- Revising provisions concerning the regulation of owner-developers, property managers and business brokers.
- Repealing certain obsolete and duplicative definitions.
- Repealing provisions relating to the activation of a reinstated license.

4. Commission/Division Business

- A) Discussion regarding Administrator's report.
- 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) Discussion regarding Continuing Education Supervisor’s reports on:
 - 1. Continuing education course audit program report;
 - 2. Continuing education certificate issues;
 - 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.
- F) Discussion regarding the Education Work Group meeting conducted on November 4, 2020.
- G) For possible action: Discussion and decision to approve minutes of the September 1-2, 2020 meeting.
- H) For possible action: Discussion and decision on date, time, place & agenda items for upcoming meetings, including setting meeting dates for 2021.

5. For Possible Action: Discussion and Decision Regarding Respondent’s Petition for Rehearing of Disciplinary Action

- A) NRED v **Frederick Britton**, for possible action
Case # 2017-2125
License No.: S.0175080 (REVOKED)

- B) NRED v **Frederick Britton**, for possible action
Case # 2018-161
License No.: S.0175080 (REVOKED)

- C) NRED v **Katherine Hunter**, for possible action
Case # 2017-2158
License No.: S.0177706 (REVOKED)

6. For Possible Action: Discussion and Decision Regarding Respondent’s Petition for Reconsideration of Disciplinary Terms

- A) NRED v **Arlandus Rene White**, for possible action
Case # 2018-1305
License No.: S.0168757 (ACTIVE)

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

7. For Possible Action: Disciplinary Action

- A) NRED v **Blake Williams**, for possible action
Case # 2018-48
License No.: S.0177312 (ACTIVE)

- B) NRED v **Brian Nelson**, for possible action
Case # 2018-600
License No.: BS.0037511 (INACTIVE) & PM.0164251 (INACTIVE)

- C) NRED v **Hillary Brown**, for possible action
Case # 2018-1087
License No.: Unlicensed
- D) NRED v **Charles M. Hollister**, for possible action
Case # 2019-320
License No.: S.0056329 (ACTIVE)
- E) NRED v **Cynthia L. Glickman**, for possible action
Case # 2018-1649
License Nos.: B.0007614.CORP (ACTIVE), B.1001812.INDV (ACTIVE) & PM.0166253.BRK (ACTIVE)
- F) NRED v **Eric Peterson**, for possible action
Case # 2018-208
License No.: S.0030396 (EXPIRED)
- G) NRED v **Ivan Baric**, for possible action
Case # 2018-340
License No.: S.0069611 (ACTIVE)
- H) NRED v **James Levy**, for possible action
Case # 2018-1056
License No.: BS.0051166.LLC (ACTIVE) & PM.0166426 (INACTIVE)
- I) NRED v **Jules Mitchell Lehr**, for possible action
Case # 2018-1584
License No.: S.0174507 (ACTIVE)
- J) NRED v **Jules Mitchell Lehr**, for possible action
Case # 2019-521
License No.: S.0174507 (ACTIVE)
- K) NRED v **Kathryn L. Miner**, for possible action
Case # 2019-641
License No.: B.0001157.LLC (ACTIVE) & PM.0162501.BKR (ACTIVE)
- L) NRED v **Linda S. Hartman**, for possible action
Case # 2019-640
License No.: BS.0017739 (ACTIVE) & PM.0117739 (ACTIVE)
- M) NRED v **Mary Kathleen Krol**, for possible action
Case # 2018-909
License No.: S.0056651.LLC (ACTIVE)
- N) NRED v **Michelle Lenae Harmon**, for possible action
Case # 2018-1466
License No.: S.0180029 (EXPIRED) & PM.0166966 (EXPIRED)

- O) NRED v **Perry Lowe**, for possible action
Case # 2018-1513
License No.: Unlicensed

- P) NRED v **Reda Maria Guden**, for possible action
Case # 2016-2130
License Nos.: S.0046866 (ACTIVE), B.00468866.LLC (REVOKED) & PM.0163582.BKR (REVOKED)

- Q) NRED v **Reda Maria Guden**, for possible action
Case # 2019-51
License Nos.: S.0046866 (ACTIVE), B.00468866.LLC (REVOKED) & PM.0163582.BKR (REVOKED)

- R) NRED v **Robert Goldsmith**, for possible action
Case # 2018-819
License No.: S.0075862 (EXPIRED)

- S) NRED v **Robyn L. Hadem**, for possible action
Case # 2018-1029
License No.: S.0182503 (EXPIRED)

- T) NRED v **Thomas J. Love**, for possible action
Case # 2019-723
License Nos.: B.0000514.LLC (ACTIVE) & B.0047977.INDV (ACTIVE)

- U) NRED v **George L. Anderson, III**, for possible action
Case # 2019-862
License Nos.: B.1001398.LLC (ACTIVE), B.1001399.INDV (ACTIVE), PM.0164970.BKR (ACTIVE) & PM.0166725.BKR (ACTIVE)

- V) NRED v **Mozaffar Dehghan**, for possible action
Case # 2018-1476
License No.: B.0006285.CORP (EXPIRED) & PM.0162377.BKR (EXPIRED)

- W) NRED v **Ernest T. Hernandez**, for possible action
Case # 2018-1475
License No.: B.0020815.INDV (ACTIVE) & PM.0164601.BKR (ACTIVE)

- X) NRED v **Veronica Topete**, for possible action
Case # 2018-1039
License No.: S.0077117 (ACTIVE)

- Y) NRED v **Guan Wang**, for possible action
Case # 2018-954
License Nos.: B.0143775.LLC (ACTIVE) & PM.0165310.BKR (ACTIVE)

8. **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 it to the commission coordinator. **Public comment may be limited to three minutes per person at the discretion of the President.**

9. **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