

STEVE SISOLAK  
Governor

STATE OF NEVADA



TERRY REYNOLDS  
Director

SHARATH CHANDRA  
Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY  
**REAL ESTATE DIVISION**  
www.red.nv.gov

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

**JUNE 16-18, 2020**

The Nevada Real Estate Commission meeting **beginning on TUESDAY, JUNE 16, 2020 9:00 a.m. through THURSDAY, JUNE 18, 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: 1-408-418-9388**

**TUESDAY, JUNE 16, 2020 MEETING NUMBER ACCESS CODE: 126 703 4034  
MEETING PASSWORD: 99227932**

**WEDNESDAY, JUNE 17, 2020 MEETING NUMBER ACCESS CODE: 126 144 1263  
MEETING PASSWORD: 87864522**

**THURSDAY, JUNE 18, 2020 MEETING ACCESS CODE: 126 097 0860  
MEETING PASSWORD: 96487772**

**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](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.
- C) Swearing in of newly appointed Commissioner.

**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. 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 changes to the Real Estate Division Waiver Form No. 636 and Authorization to Negotiate Directly with Seller Form No. 637.
- G) Discussion regarding Duties Owed by a Nevada Real Estate Licensee Form No. 525.
- H) Discussion and presentation provided by Jack Linberg on cyber security regarding real estate licensees.
- I) Discussion regarding the use of online cloud-based peer-to-peer software platforms to conduct Division approved continuing education courses.
- J) For possible action: Discussion and decision to approve minutes of the March 10-11, 2020 meeting.

**4. Discussion: Petition to Amend Regulations**

*NOTES: Pursuant to NAC 645.875 “Any person may by petition request the Commission to adopt, file, amend or repeal a regulation. The Commission will consider the petition at the next regularly scheduled meeting which occurs more than 10 working days after the submission of the petition.”*

- A) Richard G. Scholk requests that the Commission amend NAC 645.627 to allow real estate brokers to have an office within a home located in a gated community when the office is in compliance with the CC&R’s of the gated community.

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

*NOTES: 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.*

- A) **Andrew Larson**, for possible action  
File No. S-LDA-20-003
  
- B) **Ricki Y. Barlow**, for possible action  
File No. S-LDA-20-004
  
- C) **Justin Sigstad**, for possible action  
File No. S-LDA-20-005

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

- A) NRED v **Michael C. Gonyea**, for possible action  
Case # 2017-1299  
License No.: S.0026907 (ACTIVE)

**7. For Possible Action: Disciplinary Action**

- A) NRED v **Beverly Schaeffer**, for possible action  
Case # 2019-6  
License No.: B.0143231.LLC (INACTIVE) & PM.0164814.BKR (ACTIVE)
  
- B) NRED v **Beverly Schaeffer**, for possible action  
Case # 2019-490  
License No.: B.0143231.LLC (INACTIVE) & PM.0164814.BKR (ACTIVE)
  
- C) NRED v **Erik E. Peterson**, for possible action  
Case # 2018-208  
License No.: S.0030396 (EXPIRED)
  
- D) NRED v **Joshua Michaeli**, for possible action  
Case # 2018-394  
License No.: Unlicensed
  
- E) NRED v **Joshua Michaeli**, for possible action  
Case # 2018-1542  
License No.: Unlicensed

- F) NRED v **Larry D. Janvrin**, for possible action  
Case # 2019-639  
License No.: B.0007364.CORP (ACTIVE) & PM.0162187.BKR (ACTIVE)
- G) NRED v **Larry D. Janvrin**, for possible action  
Case # 2019-832  
License No.: B.0007364.CORP (ACTIVE) & PM.0162187.BKR (ACTIVE)
- H) NRED v **Shannon Janvrin**, for possible action  
Case # 2019-638  
License No.: BS.0015422 (EXPIRED) & PM.0115422 (EXPIRED)
- I) NRED v **Rebecca L. Cordova**, for possible action  
Case # 2017-2135  
License No.: B.1001423.LLC (ACTIVE) & PM.0165688.BKR (ACTIVE)
- J) NRED v **Derek W. Markovic**, for possible action  
Case #s 2019-190 & 2019-553  
License No.: B.0065540.INDV (ACTIVE) & PM.0165924.BKR (ACTIVE)
- K) NRED v **Ed Fraga**, for possible action  
Case # 2018-1343  
License No.: Unlicensed
- L) NRED v **Hillary Brown**, for possible action  
Case #'s 2018-1087  
License No.: Unlicensed
- M) NRED v **Jules Mitchell Lehr**, for possible action  
Case # 2018-1584  
License No.: S.0174507 (ACTIVE)
- N) NRED v **Jules Mitchell Lehr**, for possible action  
Case # 2019-521  
License No.: S.0174507 (ACTIVE)
- O) NRED v **Kenneth Wicker**, for possible action  
Case # 2018-1433  
License No.: S.0074835 (EXPIRED)
- P) NRED v **Michael Soroudi**, for possible action  
Case # 2018-1105  
License No.: Unlicensed
- Q) NRED v **Perry Lowe**, for possible action  
Case # 2018-1513  
License No.: Unlicensed

- R) NRED v **Thomas J. Love**, for possible action  
Case # 2019-723  
License No.: B.0000514.LLC (ACTIVE)
  
- S) NRED v **Noriko H. Hosoda**, for possible action  
Case # 2018-1281  
License No.: B.0001449.LLC (EXPIRED) & BS.0001449 (EXPIRED)  
& PM.0164786.BKR (EXPIRED)
  
- T) NRED v **Hung Yeh**, for possible action  
Case # 2019-472  
License No.: B.0144402.LLC (ACTIVE) & PM.0166785.BKR (ACTIVE)
  
- U) NRED v **Barbara A. Seeker**, for possible action  
Case #s 2019-1099 & 2019-1353  
License No.: B.0032019.INDV (EXPIRED) & PM.0132019.BKR (EXPIRED)

**8. Public Comment**

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**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 – 4<sup>th</sup> 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](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](mailto:epattee@red.nv.gov)**