

**JOE LOMBARDO**  
Governor

STATE OF NEVADA



**TERRY REYNOLDS**  
Director

**SHARATH CHANDRA**  
Administrator

**CHARVEZ FOGER**  
Deputy Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY  
**REAL ESTATE DIVISION**

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

January 13, 2023

Kathryn C. Bovard  
1053 Puerta Del Sol  
Las Vegas, NV 89138

**Certified No: 7017 3040 0000 4529 0334**  
Emailed to: [Kcbovard@gmail.com](mailto:Kcbovard@gmail.com)

Re: Kathryn C. Bovard – Instructor Denial Appeal

Dear Ms. Bovard:

You have requested that the Real Estate Commission (“Commission”) review the decision of the Real Estate Division Education Section to deny you as an instructor for the following courses:

- CE.7083000-RE – CREATIVE FINANCING MADE EASY

The meeting will be held at the following dates, times, and location.

**February 21-23, 2023, at 9:00am**

Nevada State Business Center  
3300 W Sahara Avenue  
4<sup>th</sup> Floor – Nevada Room  
Las Vegas, NV 89102

**STACKED CALENDAR:** Your appeal is one of several agenda items scheduled at the same time as part of a regular meeting of the Commission that is expected to last from February 21-23, 2023, or earlier if the Commission concludes its business. Thus, your hearing may be continued until later in the day or from day to day. If you are not present when your case is called, the appeal will be dismissed, and the decision of the Division will be upheld.

I have enclosed copies of documents that will be submitted to the Commission for review prior to the meeting. If you have documents in support of your appeal that you would like the Commission to review, you must bring ten (10) copies of each document to the meeting. You may also send the documents to me by email no later than two weeks before the meeting.

This meeting will be open to the public. Pursuant to NRS 241.033, this letter serves as notice to you that the Commission will consider your qualifications as instructor for the referenced course in an open meeting. Additionally, under the Open Meeting Law, your application and any supporting documents will be made available for members of the public to review.

Please contact me if you have questions regarding this matter.

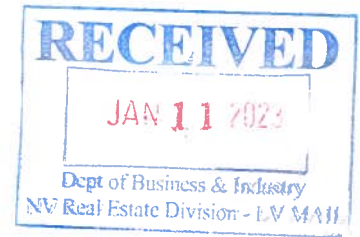
Sincerely,

A handwritten signature in blue ink that reads "Kelly Valadez". The signature is written in a cursive style.

Kelly Valadez  
Commission Coordinator  
Telephone: (702) 486-4606  
Email: [kvaladez@red.nv.gov](mailto:kvaladez@red.nv.gov)

Enclosures

Cc: Commissioners  
Sharath Chandra  
Education Section



Shareece Bates  
Administration Section Manager  
Nevada Real Estate Division

1/11/23

Dear Ms. Bates,

I am requesting an appeal before the RE Commission for the next meeting.

I received a notice that I had not filed an Affidavit In Liew of Form 546 (I was a new Broker and made a mistakenly filed wrong form). I received the mailed copy and paid the fine in full ( See letter from Jan Holle).

I do not believe this has anything to do with teaching ability or course management and as a matter of fact I have served on the RED Advisory Council for about 10 years and have since audited courses for the division in the last year.

I am requesting that I be allowed to teach new CE classes or any renewals that get submitted.

Thank you for your time and consideration.

Kathryn C. Bovard

A handwritten signature in blue ink, appearing to read "K. Bovard", written in a cursive style.

Joe Lombardo  
Governor

STATE OF NEVADA



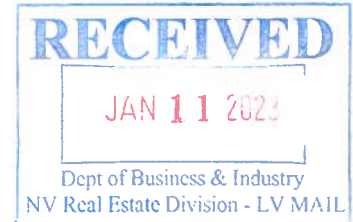
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January 11, 2023

JAN O'BRIEN  
950 SEVEN HILLS DRIVE #1017  
Las Vegas, NV 89052

Re: CE.7083000-RE - CREATIVE FINANCING MADE EASY

Dear Sponsor:

We have received and reviewed the instructor application concerning the above referenced course  
for:

➤ **KATHRYN C BOVARD**

Please note that the Division must deny this instructor application pursuant to NAC 645.426(3), which provides the following:

**NAC 645.426 Instructors: Requirements for and restrictions on approval; appeal of denial of approval; periodic review and evaluation. (NRS 645.190, 645.343, 645.575)**

3. The Division shall not, without the approval of the Commission, approve a person as an instructor if the person:
- (a) Has been disciplined by the Commission or the Division acting on behalf of the Commission:
    - (1) Within the immediately preceding 5 years; or
    - (2) More than one time; or
  - (b) Has been determined in an administrative or judicial proceeding to have violated any statute, rule, regulation or order pertaining to real estate in this or any other state.

You have the right to file an appeal with the Real Estate Commission no later than 30 days from the date of receipt of this denial letter.

Send your appeal to:

**Shareece Bates**  
Administration Section Manager  
Nevada Real Estate Division  
3300 W. Sahara Avenue, Suite 350  
Las Vegas, NV 89102

Sincerely,

*Annalyn Carrillo*

Annalyn Carrillo  
Education and Information Officer

**STEVE SISOLAK**  
*Governor*

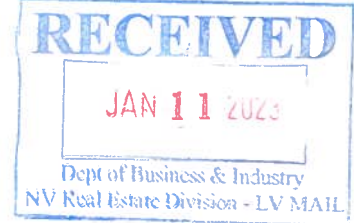
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*Director*

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*Administrator*

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May 12, 2021

Kathryn Bovard  
FIDACITY REALTY NEVADA, LLC  
1180 N. TOWN CENTER  
LAS VEGAS, NV 89144

RE: NRED vs BOVARD  
CASE #: 2021-508

Dear Kathryn Bovard,

According to the Division's records you did not submit an Affidavit In Lieu of Form 546 (form 546A), as required by NAC 645.806 (3). As per NAC 645.695 you are required to pay a fine of \$250.00. In addition to the administrative fine, you are required to submit the Affidavit In Lieu of Form 546 (form 546A). **The fine and Affidavit In Lieu of Form 546 (form 546A) must be remitted to the Division by June 14, 2021.**

**PLEASE TAKE NOTICE that you have the right to appeal this Notice of Violation before the Real Estate Commission.** If you wish to appeal this Notice of Violation, you must notify the Division within 30 days of the date of this letter. Please submit such notification to Mr. Jan R. Holle, Chief Compliance/Audit Investigator, at 3300 W. Sahara #350, Las Vegas, Nevada 89102.

**To comply with this sanction, please enclose a check or money order for the full amount of the fine made payable to the order of "Nevada Real Estate Division".** All items are to be remitted to the following address:

ASSISTANT TO THE ADMINISTRATOR  
Nevada Real Estate Division  
3300 W. Sahara Avenue, Suite 350  
Las Vegas, NV 89102

There are two copies of this letter enclosed herewith, one copy is marked "Remittance Copy" and should be returned with your check and trust account reconciliation(s) to the Assistant to the Administrator. The purpose of the remittance copy is to assure proper posting of fines to your disciplinary file.

If you have any questions concerning this Notice, you may contact Ann Angell at (775) 684-1906 or aangell@red.nv.gov.

Sincerely,

*Ann Angell*

Ann Angell, Compliance/Audit Investigator II  
For  
Mr. Jan R. Holle, Chief Investigator

cc: Sharath Chandra, Administrator

**STEVE SISOLAK**  
Governor

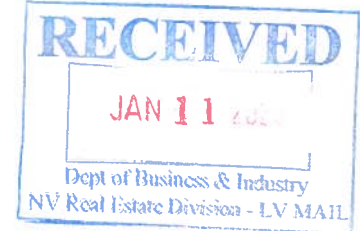
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June 14, 2021

Kathryn Bovard  
FIDACITY REALTY NEVADA, LLC  
1180 N. TOWN CENTER  
LAS VEGAS, NV 89144

RE: NRED vs BOVARD  
CASE #: 2021-508

Dear Kathryn Bovard,

This letter is to confirm receipt of your payment for the administrative fine imposed due to your violation of NAC 645.806 3 as well as receipt of form 546A. As a result, the Division is now closing this case.

The decision to close this matter is made without prejudice. The Division reserves the right to reopen its investigation should such action be warranted.

Thank you for your cooperation during the Division's investigation of this case.

Sincerely,

*Ann Angell*

Ann Angell  
Compliance/Audit Investigator II  
Real Estate Division



Sharonca Bate  
Exam. Section Manager  
N.V.R. E. P.



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Sincerely,

*Annalyn Carrillo*

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Education and Information Officer