

**NEVADA REAL ESTATE COMMISSION
MINUTES**

IN PERSON AND VIRTUAL VIA WEBEX

August 22, 2023

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

VIDEO CONFERENCE TO:
Nevada State Business Center
3300 W. Sahara Avenue
4th Floor – Nevada Room
Las Vegas, Nevada 89102

The meeting was called to order at 9:09 AM

1-A) Introduction of Commissioners in Attendance

David Tina, Clark County; Lee Gurr, Elko County; Darrell Plummer, Washoe County; Russell Roth, Clark County; and Donna A. Ruthe, Clark County

Commission Counsel: Deputy Attorney General Harry Ward

1-B) Introduction of Division Staff in Attendance

In Carson City: Charvez Foger, Deputy Administrator; Shareece Bates, Administration Section Manager; Kelly Valadez, Commissioner Coordinator; Rebecca Bruce, Compliance Audit Investigator; and Deputy Attorney General Christal Keegan representing the Division.

In Las Vegas: Sharath Chandra, Administrator; Maria Gallo, Commission Coordinator; Annalyn Carrillo, Education and Information Officer; Kyle Moorner, C.E. Program Specialist; Senior Deputy Attorney Generals Phil Su and Louis Csoka, and Deputy Attorney General Matthew Feeley representing the Division.

2) Public Comment

Geoffrey Lavell stated that the real estate industry is seeing an increase with brokers forming partnerships and ownerships with lending, as well as ownership interest with title and escrow firms. Mr. Lavell stated that in his transactions he does not see disclosures being made pursuant to NRS 645.252(1)(b). Mr. Lavell stated that in his experience, licensees and brokerages that own their own title and escrow companies are asking for their brokers co-owned choice of title and escrow be used most of the time. Mr. Lavell stated that he does not begrudge the ability for industry members to seek increased revenues in the same space where they already possess the reputation and/or market share, but he takes issue with licensees and brokers not providing affiliated business disclosures to all parties. Mr. Lavell stated that brokerages are hiding behind

verbiage that is in the disclosure to only apply to the licensee and not the broker. Mr. Lavell stated that he would like to see the Nevada Real Estate Division and Administrator provide a bulletin offering knowledge and guidance on how brokers and licensees are compliant with this expanding industry practice for the protection of the public.

6-A) NRED v Thomas J. Dellavalle, for possible action
Case No. 2022-261

Parties Present

Thomas Dellavalle was present.

Christal Keegan, Deputy Attorney General, was present representing the Division.

Preliminary Matters

Ms. Keegan stated that a settlement had been reached. Ms. Keegan summarized the complaint and presented the settlement terms.

Settlement

- Respondent agrees to pay the Division a total amount of \$1,934.00 (“Amount Due”), consisting of a \$250.00 administrative fine imposed by the Division, the Division’s pre-hearing costs and fees in the amount of \$380.00, and the Attorney’s pre-hearing costs and fees in the amount of \$1,304.00.

The Amount Due shall be payable to the Division in full within thirty (30) days after approval of this Stipulation by the Commission.

Mr. Dellavalle stated that he agrees to the settlement.

Commissioner Plummer moved in the matter of NRED v Thomas Dellavalle case # 2022-261 that the stipulation for settlement of disciplinary action be approved as presented. Seconded by Commissioner Roth. Motion carried.

6-B) NRED v Eric Humes, for possible action
Case No. 2023-276

Eric Humes was present.

Christal Keegan, Deputy Attorney General, was present representing the Division.

Preliminary Matters

Ms. Keegan stated that a settlement had been reached. Ms. Keegan summarized the complaint and presented the settlement terms.

Settlement

- Respondent agrees to pay the Division a total amount of \$2,787.00 (“Amount Due”), consisting of a \$1,000.00 administrative fine imposed by the Division, the Division’s pre-hearing costs and fees in the amount of \$320.00, and the Attorney’s pre-hearing costs and fees in the amount of \$1,467.00. The Amount Due shall be payable to the Division in full within thirty (30) days after approval of this Stipulation by the Commission.
- Respondent further agrees to voluntarily surrender his property management permit, and shall not reapply for 5 years, with such reapplication subject to appearance before the Real

Estate Commission for approval of any licensure prior to obtaining licensure. Mr. Humes stated that he agrees to the settlement.

Commissioner Plummer moved in the matter of NRED v Eric Humes case# 2023-276 that the stipulation for settlement of disciplinary action be approved as presented. Seconded by Commissioner Roth. Motion carried.

6-C) NRED v Nathan Vidrine, for possible action
Case No. 2021-1192

Parties Present

Nathan Vidrine was present.

C. Edward Whitney, Esq. was present representing Mr. Vidrine.

Christal Keegan, Deputy Attorney General, was present representing the Division.

Preliminary Matters

Ms. Keegan stated that a settlement had been reached. Ms. Keegan summarized the complaint and presented the settlement terms.

Settlement

- Respondent agrees to pay the Division a total amount of \$3,640.00 (“Amount Due”), consisting of a \$1,000.00 administrative fine imposed by the Division, the Division’s pre-hearing costs and fees in the amount of \$1,010.00, and the Attorney’s pre-hearing costs and fees in the amount of \$1,630.00. The Amount Due shall be payable to the Division in full within thirty (30) days after approval of this Stipulation by the Commission.
- Respondent further agrees to take 6 hours of continuing education, to include 3 hours in broker management and 3 hours in ethics, live instruction, not to be counted towards his license renewal requirements. Respondent shall complete the education set forth herein within 120 days from the date of the Order approving this Stipulation.

Mr. Vidrine stated that he agrees to the settlement.

Commissioner Plummer moved in the matter of NRED v Nathan Vidrine case# 2021-1192 that the stipulation for settlement of disciplinary action be approved as presented. Seconded by Commissioner Ruthe.

Commissioner Gurr asked if the additional month’s rent paid in error was refunded to the tenant.

Mr. Whitney stated that there is a refund in progress and that a check was cut settling the matter with the tenant.

Commissioner Gurr stated that there were more items in the complaint that should have been addressed in the stipulation and therefore she will not be in support.

Motion carried 4:1 with Commissioner Gurr opposed.

6-D) NRED v Mark A. Hall, for possible action

Case No. 2020-962

Parties Present

Mark Hall was not present.

Christopher Benner, Esq. was present representing Mr. Hall.

Phil Su, Senior Deputy Attorney General, was present representing the Division.

Preliminary Matters

Mr. Su stated that a settlement had been reached. Mr. Su summarized the complaint and presented the settlement terms.

Settlement

- Respondent agrees to pay the Division a total amount of \$9,830.60 (“Amount Due”), consisting of a \$5,000.00 administrative fine imposed by the Division, the Division’s pre-hearing costs and fees in the amount of \$560.00, and pre-hearing attorney’s fees in the amount of \$4,270.60. The Amount Due shall be payable to the Division in full within sixty (60) days of the date of the order approving this settlement.
- Respondent agrees to voluntarily surrender his Property Management PM.0142782.BRK to the Division within five (5) business days from the date of the order approving this settlement. Respondent further agrees that he will not re-apply for a Property Management permit with the Division for a period of five (5) years from the date of the order approving this settlement.

Commissioner Gurr moved in the matter of NRED v Mark A. Hall case# 2020-962 that the stipulation for settlement of disciplinary action be approved as presented. Seconded by Commissioner Plummer. Motion carried.

6-E) NRED v Mark A. Hall, for possible action

Case No. 2021-220

Parties Present

Mark Hall was not present.

Christopher Benner, Esq. was present representing Mr. Hall.

Phil Su, Senior Deputy Attorney General, was present representing the Division.

Preliminary Matters

Mr. Su stated that a settlement had been reached. Mr. Su summarized the complaint and presented the settlement terms.

Settlement

- Respondent agrees to pay the Division a total amount of \$14,373.50 (“Amount Due”), consisting of a \$10,000.00 administrative fine imposed by the Division, the Division’s pre-hearing costs and fees in the amount of \$380.00, and pre-hearing attorney’s fees in the amount of \$3,993.50. The Amount Due shall be payable to the Division in full within sixty (60) days of the date of the order approving this settlement.
- Respondent agrees to voluntarily surrender his Property Management PM.0142782.BRK to the Division within five (5) business days from the date of the order approving this

settlement. Respondent further agrees that he will not re-apply for a Property Management permit with the Division for a period of five (5) years from the date of the order approving this settlement.

Mr. Benner stated that Mr. Hall agrees to the settlement.

Commissioner Ruthe moved in the matter of NRED v Mark A. Hall case# 2021-220 that the stipulation for settlement of disciplinary action be approved as presented. Seconded by Commissioner Plummer. Motion carried.

6-F) NRED v Cynthia A. Hall, for possible action
Case No. 2021-221

Parties Present

Cynthia Hall was not present.

Christopher Benner, Esq. was present representing Ms. Hall.

Phil Su, Senior Deputy Attorney General, was present representing the Division.

Preliminary Matters

Mr. Su stated that a settlement had been reached. Mr. Su summarized the complaint and presented the settlement terms.

Settlement

- Respondent agrees to pay the Division a total amount of \$14,373.50 (“Amount Due”), consisting of a \$10,000.00 administrative fine imposed by the Division, the Division’s pre-hearing costs and fees in the amount of \$380.00, and pre-hearing attorney’s fees in the amount of \$3,993.50. The Amount Due shall be payable to the Division in full within sixty (60) days of the date of the order approving this settlement.
- Respondent agrees that she will not apply for a Property Management permit with the Division for a period of five (5) years from the date of the order approving this settlement.

Mr. Benner stated that Ms. Hall agrees to the settlement.

Commissioner Gurr moved in the matter of NRED v Cynthia A. Hall case# 2021-221 that the stipulation for settlement of disciplinary action be approved as presented. Seconded by Commissioner Ruthe. Motion carried.

6-I) NRED v Tod Wever, for possible action
Case No. 2021-715

Parties Present

Tod Wever was present.

Aaron Shipley, Esq. was present representing Mr. Wever.

Matthew Feeley, Deputy Attorney General, was present representing the Division.

Preliminary Matters

Mr. Feeley stated that a settlement had been reached. Mr. Feeley summarized the complaint and presented the settlement terms.

Settlement

- Respondent shall pay the Division \$13,800.00 upon the Commission's Order approving the stipulation. This amount includes a \$13,000.00 fine and \$800.00 to cover the Division's fees and costs.
- Respondent's full amount will be paid in equal monthly installments of \$2,300 per month to the division for six (6) months beginning on September 1, 2023 and to be fully paid by February 1, 2024. Respondent shall be permitted to pay off the amount sooner if he so chooses.
- The Division recommends, and the Commission shall revoke, and by stipulating to this agreement Respondent voluntarily surrenders, Respondent's Property Management permit. Respondent may not re-apply for his Property Management permit until three years beyond the effective date of the Commission's Order Approving this Stipulation, and with the knowledge that Respondent will have to appear before the Commission for their approval to regain his permit.

Mr. Shipley stated that Mr. Wever agrees with the settlement.

Mr. Wever made a statement.

Commissioner Ruthe moved in the matter of NRED v Tod Wever case# 2021-715 that the stipulation for settlement of disciplinary action be approved as presented. Seconded by Commissioner Plummer. Motion carried.

6-M) NRED v Victoria Kilgore, for possible action **Case No. 2021-1208**

Parties Present

Victoria Kilgore was present.

Stephen Dixon, Esq. was present representing Ms. Kilgore.

Phil Su, Senior Deputy Attorney General, was present representing the Division.

Preliminary Matters

Mr. Su stated that a settlement had been reached. Mr. Su summarized the complaint and presented the settlement terms.

Settlement

- Respondent agrees to pay the Division a total amount of \$13,301.00 ("Amount Due"), consisting of a \$8,500.00 administrative fine imposed by the Division, the Division's pre-hearing costs and fees in the amount of \$807.50, and pre-hearing attorney's fees in the amount of \$3,993.50. The Amount Due shall be paid to the Division in installment payments, as follows:
- An initial payment of \$2,301.00, payable within 30 days from the date of the Order approving this settlement, followed by eleven (11) monthly payments of \$1,000.00. At any time, Respondent may elect to make pre-payments on the Amount Due with no penalties, so long as the monthly amounts due are timely satisfied in full as specified above. Otherwise, no grace period will be permitted.

- Respondent agrees to take twelve (12) hours of continuing education in the area of ethics, to be completed within twelve (12) months from the date of the Commission's Order Approving Stipulation. The hours must be live education and will not count toward Respondent's continuing education requirements for license renewal.
- Respondent agrees to voluntarily surrender her property management permit (PM.0165468.BKR) to the Division within five (5) business days from the date of the order approving this settlement. Respondent further agrees that she will not re-apply for a property management permit with the Division for a period of ten (10) years from the date of the order approving this settlement.
- Respondent agrees that her Nevada broker license (B.0143909.LLC) shall be downgraded to a "broker-salesperson license with no manager designation" for a period of ten (10) years from the date of the order approving this settlement. Notwithstanding the foregoing, the parties understand and agree that Respondent has entered into certain real estate transactions prior to her license surrender and agree and understand that RESPONDENT is permitted to receive monies from the commissions due under those preexisting, pending transactions.

Mr. Dixon stated that Ms. Kilgore agrees to the settlement.

Commissioner Ruthe moved in the matter of NRED v Victoria Kilgore case# 2021-1208 that the stipulation for settlement of disciplinary action be approved as presented. Seconded by Commissioner Plummer. Motion carried.

6-N) NRED v Donald R. Lainer, for possible action
Case No. 2021-1209

Parties Present

Donald Lainer was present.

Troy Dickerson, Esq. was present representing Mr. Lainer.

Phil Su, Senior Deputy Attorney General, was present representing the Division.

Preliminary Matters

Mr. Su stated that a settlement had been reached. Mr. Su read the factual allegations, alleged violations, and proposed settlement into the record.

Settlement

- Respondent agrees to pay the Division a total amount of \$14,638.00 ("Amount Due"), consisting of a \$10,000.00 administrative fine imposed by the Division, the Division's pre-hearing costs and fees in the amount of \$807.50, and pre-hearing attorney's fees in the amount of \$3,830.50. The Amount Due shall be payable to the Division in full within sixty (60) days of the date of the order approving this settlement.
- Respondent agrees to take twelve (12) hours of continuing education, consisting of six (6) hours in ethics and six (6) hours in agency/agency relationships. This education shall be completed within twelve (12) months from the date of the Commission's Order Approving Stipulation. The hours must be live education and will not count toward Respondent's continuing education requirements for license renewal.

- Respondent agrees that he will be ineligible to apply for a broker-salesperson or broker license for a period of five (5) years from the date of the order approving this settlement.

Mr. Dickerson stated that Mr. Lainer agrees to the settlement.

Commissioner Gurr asked if Mr. Lainer's property management permit is inactive at this time, can he reactivate that permit without having a broker or broker-salespersons license.

Sandra Saenz, Licensing Section Supervisor, stated that if a property management permit is inactive but current, the permit can be reactivated at any time as long as the broker Mr. Lainer is associated with has a property management permit.

Commissioner Gurr stated that the stipulation should also include that Mr. Lainer will not be able to reapply for a property management permit for a period of 5 years.

Commissioner Tina asked if Mr. Dickerson and Mr. Lainer would agree to the additional settlement term of not re-applying for a property management permit for 5 years, and if so, Mr. Su can read the additional term into the record.

Mr. Dickerson stated that Mr. Lainer is not willing to agree to the additional term at this time without further discussion with the Attorney General's Office.

Commissioner Gurr moved in the matter of the NRED v Donald Lainer case# 2021-1209 that the stipulation for settlement of disciplinary action as presented be rejected. Seconded by Commissioner Plummer.

Commissioner Plummer stated that if the Deputy Attorney General and Mr. Lainer with counsel could get together and hold discussions, this matter could be recalled and resolved.

Motion carried.

6-J) NRED v Michael Sloane, for possible action
Case No. 2021-1217

Michael Sloane was not present.

Phil Su, Senior Deputy Attorney General, was present representing the Division.

Preliminary Matters

Mr. Su stated that Mr. Sloane has not provided an answer to the complaint and his license is currently in expired status. Mr. Su stated that the Division would like to proceed with a default pursuant to NAC 645.810(13).

Mr. Su stated that the Division would submit that there was proper service upon Michael Sloane.

State's Witness

Kelly Valadez, Commission Coordinator, testified regarding service of complaint.

Mr. Su moved for the certificate of mailing and return mail to be admitted.

Commissioner Tina stated so admitted.

Commissioner Plummer moved that the Commission pursuant to NAC 645.860 find that the State has proven service to the respondent for case# 2021-1217. Seconded by Commissioner Ruthe. Motion carried.

Mr. Su moved that the notice of complaint and notice of documents with the documents be admitted into the record.

Commissioner Tina stated so moved.

Mr. Su read the factual allegations and violations of law into the record.

Commissioner Tina moved that for case# 2021-1217 the factual allegations and violations of law have been proven. Seconded by Commissioner Plummer. Motion carried.

Division's Recommendation for Discipline

Rebecca Bruce presented this:

- \$30,000.00 administrative fine, plus the costs of the hearing and investigation in the amount of \$5,989.61 to be paid within 90 days of the effective date of the order.
- Revocation of salesperson license

Commissioner Plummer moved in the matter of NRED v Michael Sloane case# 2021-1217 that the Commission impose a fine of \$30,000 plus the costs of the hearing and investigation in the amount of \$5,989.61 to be paid within 90 days of the effective date of the order and revocation of license. Seconded by Commissioner Ruthe. Motion carried.

6-J) NRED v Thelma Franco-Young, for possible action

Case No. 2018-377

Parties Present

Thelma Franco-Young was present.

Louis Csoka, Senior Deputy Attorney General, was present representing the Division.

Preliminary Matters

Mr. Csoka stated that a settlement had been reached. Mr. Csoka read the settlement into the record.

Settlement

- Respondent shall pay the Division a total amount of \$12,481.70 ("Amount Due"), consisting of a \$5,000.00 fine imposed by the Division and the Division's pre-hearing costs and attorneys' fees in the amount of \$7,481.70.
- The pre-hearing costs and attorney's fees in the amount of \$7,481.70 shall be payable to the Division as follows:
Within 30 days of the approval of this settlement by the Commission, Respondent shall pay \$2,000.00; and

On or before March 1, 2024, Respondent shall pay \$5,481.70.

- Respondent shall pay the Division the fines in the amount of \$5,000.00 as follows: Beginning November 1, 2023, and due the first day of each month thereafter until paid in full, Respondent shall make to the Division payments in the amount of \$138.89 for 35 months, with one (1) additional final payment of 138.85. Notwithstanding the foregoing, Respondent may pay more due towards the Amount Due at any time.
- Respondent shall voluntarily surrender her property management permit within 30 days of the approval of this settlement by the Commission and shall agree not to re-apply for such permit for at least 10 years.
- Respondent shall downgrade her real estate broker license to a broker-salesperson license within 90 days of the approval of this settlement by the Commission and shall agree not to re-apply for such permit for at least 5 years. Notwithstanding the foregoing, Respondent may be permitted to extend the time period for downgrading her broker license by an additional 90 days, to allow Respondent additional time to receive commissions from transactions that would assist her to pay the Amount Due hereunder.

Ms. Franco-Young stated that she agrees to the settlement.

Commissioner Plummer moved in the matter of the NRED v Thelma Franco-Young case# 2018-377 that the stipulation for settlement of disciplinary action be approved as presented. Seconded by Commissioner Roth. Motion carried.

6-H) NRED v Ronald M. Powell, for possible action
Case No. 2020-401

Ronald Powell was not present.

Louis Csoka, Senior Deputy Attorney General, was present representing the Division.

Mr. Csoka stated that he is requesting that this case be continued until the next scheduled meeting. Mr. Csoka stated that a stipulation for settlement has been reached, but they are waiting on the Clark County Assessor's Office to resolve a remaining issue before a settlement can be presented.

Commissioner Plummer moved that the matter of NRED v Ronald Powell case# 2020-401 be continued until the next scheduled meeting. Seconded by Commissioner Ruthe. Motion carried.

6-Q) NRED v Philbert Wilson, for possible action
Case No. 2022-182

Philbert Wilson was present.

Christal Keegan, Deputy Attorney General, was present representing the Division.

Opening Statements

Ms. Keegan gave her opening statement.

Mr. Wilson stated that he was prepared to defend himself, but after hearing Ms. Keegan's opening statement, he would like to request an extension from the Commission.

Ms. Keegan stated that the State objects to the request because the respondent was given adequate notice and had the ability to prepare. Ms. Keegan stated that the State is prepared to present its case today.

Commissioner Plummer stated that the case should proceed.

Commissioner Ruthe stated that she agreed.

Commissioner Roth stated that the respondent's request for a continuance is unwarranted.

Commissioner Gurr stated that she agreed.

Commissioner Roth moved in the matter of NRED v Philbert Wilson case# 2022-182 that the Commission will proceed with the hearing. Seconded by Commissioner Plummer. Motion carried.

Mr. Philbert gave his opening statement.

State's Witness

Maria Martin testified.

Cristal Keegan moved to admit the State's documents 1-48.

Commissioner Tina stated so moved.

Mr. Wilson had no questions for Ms. Martin.

The witness was dismissed.

State's Witness

Anthony Keep testified.

Mr. Wilson questioned Mr. Keep.

The witness was dismissed.

Mr. Wilson stated his case.

The Commission questioned Mr. Wilson.

Closing Statements

Ms. Keegan gave her closing statement.

Mr. Wilson gave his closing statement.

Commissioner Roth stated that Mr. Wilson is in violation but feels he has been overcharged.

Commissioner Plummer stated that there is no evidence to support that Mr. Wilson communicated concerns to the owner, but regardless, Mr. Wilson is the broker, and we are here to follow the statutes regarding broker requirements.

Commissioner Ruthe stated that Mr. Wilson failed in his broker responsibilities and did not act as a broker. Commissioner Ruthe stated that members of the public were not protected without some of this information.

Factual Allegations

Commissioner Plummer moved in case# 2022-182 that those factual allegations 1-5 have been proven. Seconded by Commissioner Ruthe. Motion carried.

Commissioner Plummer moved in case# 2022-182 that those factual allegations 6-10 have been proven. Seconded by Commissioner Ruthe. Motion carried.

Violations of Law

Commissioner Plummer moved in case# 2022-182 that those violations of law 1-3 have been proven. Seconded by Commissioner Ruthe. Motion carried.

Division's Recommendation for Discipline

Rebecca Bruce presented this:

- \$2,000 administrative fine, plus the costs of the hearing and investigation in the amount of \$6,010.42 to be paid within 6 months of the effective date of the order.
- Revocation of all licenses for a minimum of 5 years.

Commissioner Gurr moved in the matter of NRED v Philbert Wilson case# 2022-182 that the respondent pay a \$2,000.00 fine plus the Division's costs in the amount of \$6,010.42 with the total amount due within 6 months of the effective date of the order; and that all respondent's licenses, permits, and certificates be revoked. Seconded by Commissioner Ruthe. Motion carried.

6-S) NRED v Cung Tam (aka Karen Tam), for possible action

Case No. 2022-539

Cung Tam was not present.

Phil Su, Senior Deputy Attorney General, was present representing the Division.

Commissioner Tina stated that this case has been continued until the next scheduled meeting.

6-T) NRED v Iyad Haddad, for possible action

Case No. 2022-133

Iyad Haddad was not present.

Phil Su, Senior Deputy Attorney General was present representing the Division.

Commissioner Tina stated that this case has been continued until the next scheduled meeting.

6-K) NRED v Marshall Carrasco, for possible action
Case No. 2022-120

Parties Present

Marshall Carrasco was not present.

Christal Keegan, Deputy Attorney General, was present representing the Division.

Preliminary Matters

Ms. Keegan stated that this case involves Mr. Carrasco, a broker, failing to supervise his licensee's activities which resulted in his agent representing on seven different real estate transactions while his license was expired and in an inactive status for one year. Ms. Keegan stated that the respondent made \$75,779.49 on the transactions performed by his unlicensed agent, and of that amount, the respondent's benefit was \$52,520.50 and he paid his unlicensed agent \$23,279.49. Ms. Keegan stated that the Division filed its complaint on March 29, 2023 and the respondent filed his answer on April 18, 2023. Ms. Keegan stated that the hearing was set for May 2-4, 2023, but the respondent requested a continuance which was granted by the Commission. Ms. Keegan stated that the Division sent the respondent meeting re-notices for the August 22-24, 2023 meetings. Ms. Keegan stated that on August 18, 2023, Mr. Carrasco's request for a second continuance was denied. Ms. Keegan stated that pursuant to NAC 645.860, she would like to offer proof of service that the respondent was given proper notice and have the Commission consider the case without the participation of the absent party.

State's Witness

Kelly Valadez, Commission Coordinator, testified regarding service of complaint and re-notices.

Ms. Keegan moved that the certificates of mailings, proof of mailings, and green cards be admitted.

Commissioner Tina stated so moved.

Ms. Keegan moved that the notice of documents with documents bates-stamped NRED 1-454 be admitted.

Commissioner Tina stated so moved.

Commissioner Plummer moved that the Commission pursuant to NAC 645.860 find that the State has proven sufficient service of notice to the respondent in case# 2022-120. Seconded by Commissioner Roth. Motion carried.

Ms. Keegan read the factual allegations and violations of law into the record.

Commissioner Plummer moved in the matter of NRED v Marshall Carrasco case# 2022-120 that the factual allegations and violations of law have been proven. Seconded by Commissioner Gurr. Motion carried.

Division's Recommendation for Discipline

Rebecca Bruce presented this:

- Respondent to pay \$72,520.50 which consist of a \$20,000.00 fine and \$52,520.50 in commissions earned, plus the costs of the hearing and investigation in the amount of \$5,679.66 to be paid within 90 days of the effective date of the order.
- Revocation of all licenses for a minimum of 5 years.

Commissioner Gurr moved in the matter of NRED v Marshall Carrasco case# 2022-120 that the respondent be fined a total of \$72,520.50 which represents a fine in the amount of \$20,000.00 and commissions in the amount of \$52,520.50, plus administrative costs of the hearing in the amount of \$5,679.66 all to be payable within 90 days of the effective date of the order, and that respondent's licenses, permits and/or certifications be revoked. Seconded by Commissioner Plummer.

Commissioner Plummer stated that since the respondent is not present today, it leaves the Commission with no choice but to move to a default judgement which is unfortunate, and the question to ask the respondent is where are you. Commissioner Plummer stated that the agent earned \$23,279.49 on seven transactions while not being licensed and because of a stipulation for settlement that agent was fined \$9,707.00 which leaves a big difference of money still in his pocket which is bothersome. Commissioner Plummer stated that the unlicensed agent was able to agree to a stipulation for settlement and today, because Mr. Carrasco is not present, the Commission is going to move to a default because those commissions should not have been earned.

Ms. Keegan stated that there were settlement discussions with Mr. Carrasco, but he refused.

Commissioner Plummer stated that in the respondent's response, Mr. Carrasco is placing the burden on the Division basically saying to show him what the Division does to tell him what he is supposed to do. Commissioner Plummer stated that it is not what the Division is required to do but rather what the broker is required to do.

Commissioner Gurr stated that it is incumbent on the broker to make sure their licensees are in compliance and Mr. Carrasco's response states that it is not his fault because the Division or MLS should have informed him. Commissioner Gurr stated that the MLS has nothing to do with it and the Division is not responsible for notifying brokers when their licensees are no longer licensed.

Motion carried.

4) For Possible Action: Discussion and Decision Regarding Respondent's Petition for Reconsideration of Disciplinary Terms.

NRED v Paul Wynn

Case No. 2019-1122

Paul Wynn was present.

Phil Su, Senior Deputy Attorney General, was present.

Mr. Wynn stated that he is requesting a payment plan of \$200.00 per month for the fines that were assessed to him by the Commission.

Commissioner Tina stated that he saw \$300.00 per month on Mr. Wynn's request for reconsideration.

Mr. Wynn stated that if that is what he wrote in his request then he will amend his request to \$300.00 monthly payments.

Commissioner Plummer asked what the fine amount and payment structure was in the original order and how many payments have been made.

Commissioner Tina stated that there was no payment structure.

Commissioner Gurr stated that three payments have been made.

Mr. Su stated that the hearing for Mr. Wynn was held on September 27, 2022 which makes his request untimely, but the Division does not object to a payment plan but hearing the requested terms of \$300.00 per month on the total amount will make for a long payment period.

Mr. Wynn stated that the request is made for personal reasons, but he thinks that he will be able to pay it off much sooner.

Commissioner Gurr asked if the ordered continuing education has been completed.

Mr. Wynn stated that the continuing education was completed a few months ago.

Commissioner Plummer stated that he would like to see \$300.00 per month for a certain period and then a balloon payment at the end for some kind of expectation of it being paid off sooner.

Commissioner Roth stated that he agreed.

Commissioner Gurr moved in the matter of NRED v Paul Wynn case# 2019-1122 that the Commission grant the respondent's request of a payment plan of not less than \$300.00 per month until the fines and costs have been paid in full. Seconded by Commissioner Plummer.

Commissioner Gurr stated that she thinks if the respondent had the money, he would pay it and it does not need to be set up where the respondent would have to come back before the Commission to ask for extra time to pay.

Commissioner Plummer stated that he appreciates when a respondent comes before the Commission with a payment plan as opposed to no plan and he supports this.

Motion carried.

6-L) NRED v Marshall Carrasco, for possible action
Case No. 2021-1122

Marshall Carrasco was not present.

Christal Keegan, Deputy Attorney General, was present representing the Division.

Preliminary Matters

Ms. Keegan stated that this case is due to an appeal of a \$1,000.00 administrative fine for the respondent failing to supervise his inactive agent's activities on numerous occasions. Ms. Keegan stated that the Division filed its complaint on March 21, 2023 for a hearing set on May 2-4, 2023, and the respondent filed his answer on April 18, 2023. Ms. Keegan stated that the respondent requested a continuance which the Commission granted. Ms. Keegan stated that the Division sent meeting re-notices at least 30 days prior for the August 22-24, 2023, and on August 18, 2023 the respondent requested a second continuance that the Commission denied. Ms. Keegan stated that pursuant to 645.860, the respondent has failed to appear at today's hearing, therefore the State would like to offer proof of service that proper service was provided to the respondent and have the Commission consider the case without the participation of the absent party.

State's witness

Kelly Valadez, Commission Coordinator, testified regarding service of complaint and re-notices.

Ms. Keegan moved that the certificates of mailings, proof of mailings, and green cards be admitted.

Commissioner Tina stated so moved.

Ms. Keegan moved that the State's documents bates-stamped NRED 1-73 be admitted.

Commissioner Tina stated so moved.

Commissioner Plummer moved that the Commission pursuant to NAC 645.860 find that the State has proven sufficient service of notice to the respondent in case# 2021-1122. Seconded by Commissioner Ruthe. Motion carried.

Ms. Keegan read the factual allegations and violations of law into the record.

Division's Recommendation for Discipline

Rebecca Bruce presented this:

- Respondent to pay a \$20,000.00 fine plus the costs of the hearing and investigation in the amount of \$5,166.61 to be paid within 90 days of the effective date of the order.
- Revocation of all licenses.

Commissioner Plummer moved for case# 2021-1122 that the factual allegations and violations of law have been proven. Seconded by Commissioner Ruthe. Motion carried.

Commissioner Plummer moved in the matter of NRED v Marshall Carrasco case# 2021-1122 that the respondent pay a \$20,000.00 fine plus the costs of the hearing and investigation in the amount of \$5,166.61 payable within 90 days of the effective date of the order, and revocation of all licenses. Seconded by Commissioner Ruthe. Motion carried.

6-O) NRED v Frank Gary Villani, for possible action
Case No. 2022-677

Mr. Villani was present.

Scott Knight, Esq. was present representing Mr. Villani.

Phil Su, Senior Deputy Attorney General, was present representing the Division.

Opening Statements

Mr. Su gave his opening statement.

Mr. Knight stated that Mr. Villani submitted his reconciliation on August 21, 2023, and he would like to request that the Commission continue this matter until the next scheduled meetings to give time for the trust account reconciliation to be reviewed and for settlement discussions to ensue with the Deputy Attorney General. Mr. Knight stated that if the Commission would like to proceed with the hearing, then he is prepared to give his opening statement.

Commissioner Gurr stated that this case has nothing to do with whether the trust account reconciliation was balanced, supported, or done properly, but rather requisite submission.

Commissioner Plummer agreed with Commissioner Gurr.

Commissioner Plummer moved for case# 2022-677 that the hearing proceed. Seconded by Commissioner Ruthe. Motion carried.

Mr. Knight gave his opening statement.

State's Witness

Rebecca Bruce, Compliance Audit Investigator, testified.

Mr. Su moved to admit the Notice of Document with documents bates-stamped NRED 1-18.

Commissioner Tina stated so moved.

Mr. Knight had no questions for Ms. Bruce.

The Commission had no questions for Ms. Bruce.

The witness was dismissed.

Respondent's Witness

Frank Gary Villani testified.

Mr. Knight moved to admit respondent's documents VILLANI0001-0051.

Mr. Su stated that as part of the record he would mention that the documents were submitted untimely, but the Division has no objection.

Commissioner Tina stated so moved.

Mr. Su cross-examined Mr. Villani.

The Commission questioned Mr. Villani.

Mr. Su stated that the violation of law cited as NRS 645.630(5) in the complaint was typed incorrectly and should be 645.630(1)(g) and asked that the Commission accept the errata.

Closing Statements

Mr. Su gave his closing statement.

Mr. Knight gave his closing statement.

Commissioner Plummer stated that this matter has nothing to do with anything other than Mr. Villani not submitting his trust account reconciliation.

Commissioner Plummer moved in the matter of NRED v Frank Gary Villani case# 2022-677 that the factual allegations and violations of law have been proven. Seconded by Commissioner Ruthe. Motion carried.

Commissioner Plummer moved in the matter of NRED v Frank Gary Villani case# 2022-677 that the violation of law be amended to 645.630(1)(g) and has been proven. Seconded by Commissioner Gurr. Motion carried.

Division's Recommendation for Discipline

Rebecca Bruce presented this:

- Respondent to pay \$10,000.00 fine plus \$5,692.63 for the costs of the hearing and investigation within 90 days of the effective date of the order.
- Revocation of respondent's property management permit.
- 9 hours of live continuing education in broker management to be completed within 6 months of the effective date of the order.

Commissioner Plummer stated that he is not inclined to revoking the property management permit because this matter was not one that caused harm to the public and is considering a \$5,000 fine plus the costs of the hearing and investigation.

Commissioner Gurr stated that most of the property management complaints involve improprieties with trust funds which results in the requirement of annual reports being filed timely. Commissioner Gurr stated that it is unfortunate that Mr. Villani did not stay in communication with the Division, but she does not think that there was any intent to deceive, so she would be in support of a lower fine and no revocation.

Commissioner Plummer moved in the matter of NRED v Frank Gary Villani case# 2022-677 that this Commission impose a fine of \$5,000.00 plus the costs of the hearing and investigation in the amount of \$ 5,692.63 payable within 90 days of the effective date of the order, and that the respondent take 9 hours of live continuing education in broker management within 6 months from the effective date of the order. Seconded by Commissioner Ruthe.

Commissioner Gurr asked if any of the Commissioners would like to see the continuing education in trust accounts or property management rather than broker management since this was a property management issue.

Commissioner Plummer stated that he thinks the respondent understands the simplicity of the responsibility to turn in his trust account reconciliation and the respondent can take any class, agency, ethics, or something else in broker management because he should get the message.

Commissioner Plummer stated that he would like to amend his motion to include that the continuing education will not count toward the respondent's license renewal. Seconded by Commissioner Ruthe. Amendment to the motion carried.

Original motion carried.

7) Public Comment

Anthony Keep stated that he testified as a state's witness in the case for Philbert Wilson earlier today and since that matter has been concluded he has an important comment to make. Mr. Keep stated that Mr. Wilson made a reckless and disparaging comment about him regarding alleged financial dealings during his brief tenure with the prior brokerage in that case and this was a false and malicious accusation based entirely on hearsay. Mr. Keep stated that these types of malicious statements whether false or not can be damaging to someone's professional reputation. Mr. Keep stated that he took note that there were several of his colleagues online today, as well as Division staff and members of the public who would have heard this comment and even though he answered no to the statement and Ms. Keegan vehemently objected to the statement as being irrelevant and harassing, unfortunately the lingering mental image can remain indelibly with anyone who heard it. Mr. Keep stated that since Mr. Wilson's comments are part of the record, he would like his comment as part of the record as well.

8) For Possible Action: Adjournment

Meeting recessed at 4:38 p.m. on August 22, 2023.

**NEVADA REAL ESTATE COMMISSION
MINUTES**

IN PERSON AND VIRTUAL VIA WEBEX

August 23, 2023

Nevada Division of Insurance
1818 East College Parkway
Suite 103
Carson City Nevada 89706

VIDEO CONFERENCE TO:
Nevada State Business Center
3300 W. Sahara Avenue
4th Floor – Nevada Room
Las Vegas, Nevada 89102

The meeting was called to order at 9:03 AM

1-A) Introduction of Commissioners in Attendance

David Tina, Clark County; Lee Gurr, Elko County; Darrell Plummer, Washoe County; Russell Roth, Clark County; and Donna A. Ruthe, Clark County

Commission Counsel: Deputy Attorney General Harry Ward

1-B) Introduction of Division Staff in Attendance

In Carson City: Charvez Foger, Deputy Administrator; Shareece Bates, Administration Section Manager; Kelly Valadez, Commissioner Coordinator; Rebecca Bruce, Compliance Audit Investigator; and Deputy Attorney General Christal Keegan representing the Division.

In Las Vegas: Sharath Chandra, Administrator; Maria Gallo, Commission Coordinator; Annalyn Carrillo, Education and Information Officer; Kyle Moorner, C.E. Program Specialist; and Senior Deputy Attorney General Phil Su representing the Division.

2) Public Comment

No Public Comment.

6-P) NRED v Jules Mitchell Lehr, for possible action

Case No. 2022-884

Jules Michell Lehr was not present.

Christal Keegan, Deputy Attorney General, was present representing the Division.

Preliminary Matters

Ms. Keegan stated that this case is about Mr. Lehr advertising property for sale and/or rent on Facebook and Craigslist after the Commission revoked his license, despite the Division's cease

and desist efforts made upon the respondent. Ms. Keegan stated that Mr. Lehr requested a continuance for this case from the Commission, which was denied, and then the respondent sent additional information and documentation but his request for a continuance remained denied. Ms. Keegan stated that the respondent sent a third request for a continuance and a statement to the Commission on August 22, 2023. Ms. Keegan stated that the State's position remains the same and Mr. Lehr's request should be denied.

State's Witness

Kelly Valadez, Commission Coordinator, read an emailed statement to the Commission from Mr. Lehr on August 22, 2023.

Commissioner Ruthe stated that a continuance until the next meeting should be considered.

Commissioner Plummer asked when the previous cases were heard.

Ms. Keegan stated that the Commission ordered and revoked Mr. Lehr's salesperson's license on December 30, 2021 and thereafter the respondent continued to engage in advertising property for sale and/or rent. Ms. Keegan stated that as early as ten days ago despite Mr. Lehr's medical condition, he had posted 34 properties on Craigslist and as of today's hearing, Mr. Lehr has 70 active properties listed in advertisements for sale and/or rent on Craigslist.

Commissioner Plummer stated that it is difficult when someone has a health issue, and the health issue is used as the reason of why they cannot appear before the Commission, but the health issue is never used for why they continue in acting wrong and that should be considered in this matter.

Commissioner Ruthe stated that she would like to withdraw her comment.

Commissioner Roth stated that it seems wrong to require a sick person to come to a hearing, however whether Mr. Lehr is granted the continuance or not, he will continue to do business.

Commissioner Plummer stated that the Commission is here to protect the public and the respondent's licenses have already been revoked, however this individual continues to act in a way that is disingenuous to the public and not the representation that we want in our industry. Commissioner Plummer stated that the Commission should move toward a default hearing and not grant a continuance that allows the behavior to continue.

Commissioner Gurr stated that no matter what is done today, it will not stop the respondent's activity and Mr. Lehr is flouting the fact that his license was terminated by continuing to advertise and failing to accept the Division's cease and desist order. Commissioner Gurr stated that she is inclined to grant a continuance because an order today will not make any difference or deter his actions.

Commissioner Plummer stated that to delay this hearing and let Mr. Lehr continue doing what he has been doing rather than have a default hearing with a decision is frustrating.

Commissioner Roth stated that he would support moving forward with a default hearing and decision today.

Commissioner Plummer moved in the matter of NRED v Jules Mitchell Lehr case# 2022-884 that the hearing proceed as a default. Seconded by Commissioner Ruthe. Motion carried.

State's Witness

Kelly Valadez, Commission Coordinator, testified regarding service of complaint and re-notices.

Ms. Keegan moved that the certificates of mailings, proof of mailings, and return mail be admitted.

Commissioner Tinas stated so moved.

Ms. Keegan moved that the Notice of Documents with documents bates-stamped NRED 1-161 be admitted.

Commissioner Tina stated so moved.

Commissioner Plummer moved that the Commission pursuant to NAC 645.860 find that the State has proven sufficient service of notice to the respondent in case# 2022-884. Seconded by Commissioner Roth. Motion carried.

Ms. Keegan read the factual allegations and violations of law into the record.

Commissioner Ruthe moved in the matter of NRED v Jules Mitchell Lehr case# 2022-884 that the factual allegations and violations of law have been proven. Seconded by Commissioner Plummer. Motion carried.

Division's Recommendation for Discipline

Rebecca Bruce presented this:

- \$5,000.00 fine for each of the 5 advertisements for a total fine of \$25,000.00 plus the cost of the hearing and investigation in the amount of \$5,552.61 all payable within 90 days of the effective date of the order.

Commissioner Plummer moved in the matter of NRED v Jules Mitchell Lehr case# 2022-884 that the respondent be fined \$25,000.00 plus \$5,552.61 for the hearing and investigation costs payable within 90 days of the effective date of the order. Seconded by Commissioner Ruthe. Motion carried.

6-R) NRED v Sean Marshall, for possible action

Case No. 2020-821

Sean Marshall was present.

Phil Su, Senior Deputy Attorney General, was present representing the Division.

Preliminary Matter

Mr. Su stated that Mr. Marshall sent an email on August 22, 2023, requesting a continuance in this matter but was informed due to the lateness of his request, he would need to present his request to the Commission. Mr. Su stated that this case is about an administrative fine that was issued, and Mr. Marshall is appealing the fine. Mr. Su stated that Mr. Marshall was properly served with the complaint and the Division is ready to present this case and does not want a continuance granted.

Mr. Marshall stated that he is requesting the continuance because he just became aware of the hearing by his broker. Mr. Marshall stated that the complaint was sent to the address on file with the Division where he used to live and the tenant living there now claims to have the package.

Commissioner Gurr stated that this is another instance of not being able to effectively complete service on a respondent because the respondent did not notify the Division that their address had changed.

Commissioner Plummer moved in the matter of NRED v Sean R. Marshall case# 2020-821 that the Commission proceed with the hearing. Seconded by Commissioner Roth. Motion carried.

Opening Statements

Mr. Su gave his opening statement.

Mr. Marshall gave his opening statement.

State's Witness

Maria Martin testified.

Mr. Marshall questioned Ms. Martin.

Mr. Su re-examined Ms. Martin.

The Commissioners questioned Ms. Martin.

The witness was dismissed.

Mr. Marshall stated his case.

Mr. Su questioned Mr. Marshall.

The Commission questioned Mr. Marshall.

Closing Statements

Mr. Su gave his closing statement.

Mr. Marshall gave his closing statement.

Commissioner Plummer stated that the buyer choosing to close suggests that they were satisfied with the discovery, and they chose to close rather than giving conditions for closing.

Commissioner Roth stated that he agreed with Commissioner Plummer.

Commissioner Plummer moved in case# 2020-821 that the factual allegations have been proven. Seconded by Commissioner Ruthe.

Commissioner Gurr stated that she is not in support of this motion because some of the assertions have not been proven.

Commissioner Roth stated that he agreed with Commissioner Gurr.

Motion carried 3:2 with Commissioners Gurr and Roth opposed.

Commissioner Plummer moved in case# 2020-821 that violation of law 1 has been proven. Seconded by Commissioner Ruthe. Motion carried.

Commissioner Plummer moved in case# 2020-821 that violation of law 2 has not been proven. Seconded by Commissioner Roth. Motion carried.

Division's Recommendation for Discipline

Rebecca Bruce presented this:

- \$500.00 fine plus the costs of the hearing and investigation in the amount of \$5,787.42 payable within 90 days of the effective date of the order.
- 6 hours of live continuing education in ethics within 6 months of the effective date of the order.

Commissioner Plummer stated that he did not feel the 6 hours of continuing education was necessary because the respondent will complete ethics classes during his renewal and his actions were not in a deceitful way. Commissioner Plummer stated he is not pleased with the associated costs and does not understand the reason for the high costs for such a simple matter.

Commissioner Gurr stated that this was not a deliberate act on the part of the respondent. Commissioner Gurr stated that many licensees do not understand the process of a complaint and perhaps if more attend commission hearings, they will gain a better understanding of terminology. Commissioner Gurr stated many factors attributed to the hearing today, including non-payment of the administrative fine and failure to update the current address. Commissioner Gurr stated that she is not in favor the 6 hours of continuing education and would be in favor of reducing the amount to be paid to only the costs.

Commissioner Plummer stated that he does not think any disciplinary action should be taken in this matter and would like to hear from the other Commissioners.

Commissioner Ruthe stated that there are hard costs with the investigation, and they could possibly be reduced but she does not agree with no costs.

Commissioner Gurr stated that it is not in the purview for the Commission to decide how much of the costs should be paid, so the Commission should either find in favor of Mr. Marshall or assess the costs.

Commissioner Plummer moved in case# 2020-821 to dismiss all fines and costs proposed by the Division. Seconded by Commissioner Roth. Motion carried.

6-N) NRED v Donald R. Lainer, for possible action
Case No. 2021-1209 Recall

Parties Present

Donald Lainer was present.

Troy Dickerson, Esq. was present representing Mr. Lainer.

Phil Su, Senior Deputy Attorney General, was present representing the Division.

Preliminary Matters

Mr. Su stated that there is a revised settlement to include the addition of the respondent not reapplying for a property management permit for a period of 5 years and the signatures of all parties have been updated.

Settlement

1. RESPONDENT agrees to pay the Division a total amount of \$14,638.00 (“Amount Due”), consisting of a \$10,000.00 administrative fine imposed by the Division, the Division’s pre-hearing costs and fees in the amount of \$807.50, and pre-hearing attorney’s fees in the amount of \$3,830.50. The Amount Due shall be payable to the Division in full within sixty (60) days of the date of the order approving this settlement. The Amount Due shall be payable to the Division in full within sixty (60) days of the date of the order approving this settlement.
2. RESPONDENT agrees to take twelve (12) hours of continuing education, consisting of six (6) hours in ethics and six (6) hours in agency/agency relationships. This education shall be completed within twelve (12) months from the date of the Commission’s Order Approving Stipulation. The hours must be live education and will not count toward RESPONDENT’S continuing education requirements for license renewal.
3. RESPONDENT agrees that he will be ineligible to apply for a broker-salesperson, broker license, or to reapply for a property management permit for a period of five (5) years from the date of the order approving this settlement.

Commissioner Plummer moved in case# 2021-1209 that the Commission accept the stipulation as presented. Seconded by Commissioner Roth. Motion carried.

5. For Possible Action: Discussion and Decision Regarding License Denial Appeal:
Andrew Michael Leeper File No. N-LDA-24-001

Parties Present

Andrew Michael Leeper was present.

Riley Smith was present.

Reena Smith was present.

Patricia Schweigert was present.

Mr. Leeper requested that the Commission go into closed session.

Commissioner Plummer moved that the Commission go into closed session. Seconded by Commissioner Gurr. Motion carried.

The Commission went into closed session.

Commissioner Gurr moved that the Commission go back into open session. Seconded by Commissioner Ruthe. Motion carried.

The Commission went back into open session.

Commissioner Plummer moved to approve Andrew Michael Leeper's appeal and grant him an active license. Seconded by Commissioner Ruthe. Motion carried.

3-A) Discussion Regarding the Administrator's Report.

Sharath Chandra, Administrator, present this report. Mr. Chandra stated that the Division was able to retain the money that was allocated for the Division's IT project and a new vendor should be selected by December with the technology being operational a year later. Mr. Chandra stated that the Division has submitted a working draft to LCB with proposed changes to NAC 645 implemented from the last regulation workshop and when LCB returns the draft, a regulation workshop will be scheduled to acquire a final draft to present to the Commission for approval.

3-B) Discussion Regarding the Disciplinary Report.

Shareece Bates, Administration Section Manager, presented this report. Ms. Bates provided the Commission with a written report.

3-C) Discussion Regarding the Compliance Section's Current Caseload Report, Including a Summary of Recent Topics of Complaints Filed.

Rebecca Bruce, Compliance Audit Investigator, presented this report. Jan Holle, Chief Compliance Audit Investigator, provided the Commission with a written report.

3-D) Discussion Regarding the Administrative Sanction Report.

Rebecca Bruce, Compliance Audit Investigator, presented this report. Jan Holle, Chief Compliance Audit Investigator, provided the Commission with a written report.

3-E) Discussion Regarding Continuing Education Supervisor's Reports.

Annalyn Carrillo, Education and Information Officer, presented this report. Ms. Carrillo provided the Commission with a written report and summarized. Ms. Carrillo stated that she would like to introduce Kyle Moorer who has been promoted to CE Program Specialist and that he will be responsible for managing the continuing education and audit programs.

3-F) For Possible Action: Discussion and Decision to Approve Minutes of the May 2, 2023 meeting.

Commissioner Ruthe moved to approve the minutes of the May 2, 2023, meeting. Seconded by Commissioner Plummer. Motion carried.

3-G) For Possible Action: Discussion, nomination, and election of officers for FY24 pursuant to NRS 645.110.

Commissioner Roth moved to nominate Commissioner Gurr for President, Commissioner Plummer for Vice President, and Commissioner Ruthe for Secretary. Seconded by Commissioner Gurr. Motion carried.

3-H) For Possible Action: Discussion and Decision on Date, Time, Place, and Agenda Items for Upcoming Meetings.

- November 7-9, 2023

7) Public Comment

Geoffrey Lavell stated that recently he has been using updated forms that have 4 signature places for each of the parties in the transactions, which accommodates modern circumstances of blended families, or having more parties to the transaction, but State forms still fall short by only providing 2 signature places. Mr. Lavell stated that he would like to request for the Commission to conduct a work group to review and update these forms used in transactions so that agents and licensees can better disclose their duties and other important information.

8) For Possible Action: Adjournment

Meeting adjourned at 12:19 p.m. on August 23, 2023.

TO BE APPROVED BY COMMISSION