

JOE LOMBARDO
Governor

STATE OF NEVADA



DR. KRISTOPHER SANCHEZ
Director

SHARATH CHANDRA
Administrator

CHARVEZ FOGER
Deputy Administrator

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

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

AUGUST 13-15, 2024

The Nevada Real Estate Commission will conduct a meeting beginning **Tuesday, August 13, 2024, at 9:00 a.m. and each day thereafter at 9:00 a.m. through Thursday, August 15, 2024, or until the Commission concludes its business at the following locations:**

AUGUST 13-15, 2024 @ 9:00 AM

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

With Video Conference to:
Nevada State Business Center
3300 West Sahara Avenue
4th Floor – Nevada Room
Las Vegas, Nevada 89102

COMMISSIONERS WILL BE IN CARSON CITY

CE credit will be available to licensees who have pre-registered on the Division's website. Members of the public may also listen and participate during the agenda items designated for public comment by telephone or through Webex.

WEBEX DIAL-IN NUMBER: 1-844-621-3956 or Webex.com

TUESDAY, AUGUST 13, 2024

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2496 099 1794 ##
WEBEX.COM MEETING NUMBER: 2496 099 1794 MEETING PASSWORD: AJxFabwz935**

WEDNESDAY, AUGUST 14, 2024

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2483 895 6028 ##
WEBEX.COM MEETING NUMBER: 2483 895 6028 MEETING PASSWORD: pHW6JVCNP35**

THURSDAY, AUGUST 15, 2024

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2481 997 3628 ##
WEBEX.COM MEETING NUMBER: 2481 997 3628 MEETING PASSWORD: PPd6pbPy4R3**

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 Kelly Valadez at (702) 486-4606, 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.

Anyone participating over the phone that wishes to provide public comment should press *3 on your phone to raise your hand and hosting staff will recognize that you would like to give public comment, or you can press *6 to unmute yourself and state your name.

If you are attending by video, click on the raise hand emoji to indicate that you would like to give public comment and hosting staff will recognize you or you can unmute yourself and state your name.

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. R199-22 ON AUGUST 13, 2024 @ 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. R199-22 which establishes the following:

- Creates a definition for the term ‘classroom’
- Creates a definition for the term ‘live instruction’
- Establishes criteria for continuing education standards for education sponsors
- Establishes eligibility requirements for the approval and registration of instructors
- Specifies process of approval of distance education courses
- Revises provisions relating to distance education standards for sponsors
- Specifies the process for course approval
- Amends the standards for courses submitted to the Real Estate Division for approval
- Revises the requirements and standards for sponsors seeking approval of courses
- Amends the provisions for which an administrative fine may be imposed by the Administrator
- Repeals the definition of the term ‘franchise’

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 Report.
- F) Discussion regarding 2025 legislative bills and bill draft requests (“BDR”) related to NRS 645.
- G) For possible action: Discussion, nomination, and election of officers for FY25 pursuant to NRS 645.110.
- H) For possible action: Discussion and decision to approve minutes of the May 14-16, 2024, meeting.
- I) For possible action: Discussion and decision on date, time, place & agenda items for upcoming meetings, including setting meeting dates for 2025.

5. For Possible Action: Discussion and Decision Regarding the Instructor Denial Appeal Pursuant To NAC 645.426

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

- A) **Vera M. Comport**, for possible action

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

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

- A) **Sandy J. McNeal**, for possible action
File No. S-LDA-25-001

- B) **Rick Davis**, for possible action
File No. S-LDA-25-002

- C) **Raka Shana Raychaudhuri**, for possible action
File No. S-LDA-25-003

- D) **James Sharkey**, for possible action
File No. S-LDA-25-004

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

- A) **Corey Carter**, for possible action
License No.: B.0143992.LLC

8. For Possible Action: Disciplinary Action

- A) NRED v **Alison D’Aintree**, for possible action
Case No. 2023-166
License No.: Unlicensed

- B) NRED v **John D’Aintree**, for possible action
Case No. 2023-1096
License No.: Unlicensed

- C) NRED v **Theodore Michael Giza**, for possible action
Case No. 2024-243
License No.: B.1002743.CORP (ACTIVE), S.0181899 (CLOSED)
- D) NRED v **Brett W. O’Keefe**, for possible action
Case No. 2024-215
License No.: B.1002390.INDV (ACTIVE), B.0022695.CORP (CLOSED)
- E) NRED v **Anna Maria Rozalska**, for possible action
Case No. 2024-83
License No.: S.0177228 (ACTIVE)
- F) NRED v **Patrick Allison**, for possible action
Case No. 2024-293
License No.: BS.0145344.MGR (ACTIVE), S.0175018 (CLOSED), PM.0167200 (CLOSED)
- G) NRED v **Spencer S. Walden**, for possible action
Case No. 2024-292
License No.: B.0144881.LLC (ACTIVE), BS.0144881 (CLOSED), B.1001847.INDV (CLOSED), S.0050900 (CLOSED), S.0170217 (CLOSED), PM.0166691.BKR (CLOSED)
- H) NRED v **Brittany N. Northup**, for possible action
Case No. 2024-4
License No.: B.0143208.LLC (ACTIVE), BS.0143208 (CLOSED)
- I) NRED v **Carol Ann Greco**, for possible action
Case No. 2023-724
License No.: S.0055973 (ACTIVE)
- J) NRED v **Paul Randy Guevarra**, for possible action
Case No. 2023-994
License No.: Unlicensed
- K) NRED v **Casey Powers**, for possible action
Case No. 2023-386
License No.: B.0144884.LLC (ACTIVE), PM.0166735.BKR (ACTIVE)
- L) NRED v **Thomas Buckner**, for possible action
Case No. 2023-1078
License No.: S.0196063.LLC (INACTIVE)
- M) NRED v **Linda Abrams**, for possible action
Case No. 2024-236
License No.: B.0037670.INDV (ACTIVE), BS.0037670 (CLOSED), S.0037670 (CLOSED), PM.0164782.BKR (CLOSED)
- N) NRED v **David Michael Tortia**, for possible action
Case No. 2023-314
License No.: BS.0146142 (ACTIVE), S.0070704 (CLOSED)

9. **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.

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

10. **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:

Kelly Valadez, Commission Coordinator
Nevada Real Estate Division
3300 W. Sahara Avenue, Suite 350
Las Vegas, Nevada 89102
Phone: 702-486-4606
Email: kvaladez@red.nv.gov