

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**

NOVEMBER 19-21, 2024

The Nevada Real Estate Commission will conduct a meeting beginning **Tuesday, November 19, 2024, at 9:00 a.m. and each day thereafter at 9:00 a.m. through Thursday, November 21, 2024, or until the Commission concludes its business at the following locations:**

NOVEMBER 19-21, 2024 @ 9:00 AM

Nevada State Business Center
3300 West Sahara Avenue
4th Floor – Nevada Room
Las Vegas, Nevada 89102

With Video Conference to:
Division of Insurance
1818 E. College Parkway
Suite 103
Carson City, Nevada 89706

COMMISSIONERS WILL BE IN LAS VEGAS

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, NOVEMBER 19, 2024

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2498 656 1619 ##
WEBEX.COM MEETING NUMBER: 2498 656 1619 MEETING PASSWORD: vkEwM4BnT73**

WEDNESDAY, NOVEMBER 20, 2024

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2489 627 5925 ##
WEBEX.COM MEETING NUMBER: 2489 627 5925 MEETING PASSWORD: 733y3yJ2QzJ**

THURSDAY, NOVEMBER 21, 2024

**1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2486 474 2153 ##
WEBEX.COM MEETING NUMBER: 2486 474 2153 MEETING PASSWORD: eiVi4qZtu73**

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) Swearing in of newly appointed Commissioner.
- C) 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. 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 the ARELLO Annual Conference held September 23-25, 2024.
- G) For possible action: Discussion and decision to approve minutes of the August 13-14, 2024, meeting.
- H) For possible action: Discussion and decision on date, time, place, and agenda items for upcoming meetings.
- I) For possible action: Discussion and decision to delegate authority for representative to appear on Commission's behalf for mandatory NRAP 16 Supreme Court settlement conference(s) in *Haddad vs. State, Department of Business & Industry (CIVIL)* (NRED Case No. 2022-133; NVSC Case No. 89443).

4. For Possible Action: Discussion and Decision Regarding Respondent's Petition for Rehearing and Stay of Disciplinary Action

- A) 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)

5. For Possible Action: Discussion and Decision Regarding Respondent's Petition for Reconsideration of Discipline Terms and Payment Plan

- A) NRED v **Wayne Tang**
Case No. 2022-100
License Nos.: S.0172416 (SUSPENDED), PM.0165609 (INACTIVE)

6. For Possible Action: Disciplinary Action

- A) NRED v **Kayvoughn Moradi**, for possible action
Case No. 2024-350
License Nos.: B.0144876.LLC (ACTIVE), PM.0166664.BKR (ACTIVE)
- B) NRED v **Michelle A. Stewart**, for possible action
Case No. 2024-497
License Nos.: B.0033239.LLC (ACTIVE), BS.0033239 (CLOSED), S.0033239 (CLOSED)
- C) NRED v **Michael Dalan Ulmer**, for possible action
Case No. 2024-505
License No.: S.0181655 (ACTIVE)
- D) NRED v **David Michael Tortia**, for possible action
Case No. 2023-314
License Nos.: BS.0146142 (ACTIVE), S.0070704 (CLOSED)
- E) NRED v **Cody J. Raynoha**, for possible action
Case No. 2023-313
License Nos.: B.1003009.LLC (ACTIVE), PM.0167683.BKR (ACTIVE), S.0172478.LLC (CLOSED)
- F) NRED v **Paul Randy Guevarra**, for possible action
Case No. 2023-994
License No.: Unlicensed
- G) NRED v **William Francis Beaubien**, for possible action
Case No. 2024-521
License Nos.: B.1002427.INDV (ACTIVE), PM.0167754.BKR (ACTIVE)
- H) NRED v **Christopher Caguiat**, for possible action
Case No. 2024-165
License No.: S.0181383 (ACTIVE)

7. 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) **Jacob Boucon**, for possible action
File No. S-LDA-25-005

B) **Terril Sheldon Honey**, for possible action
File No. S-LDA-25-006

C) **Justin Cannon**, for possible action
File No. S-LDA-25-007

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 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.

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 201A
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