

NEVADA REAL ESTATE COMMISSION MINUTES

VIA IN PERSON AND TEAMS VIRTUAL MEETING

August 12, 2025

Division of Insurance
1818 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 9:28 a.m.

1-A) Introduction of Commissioners in Attendance

Darrell Plummer, Washoe County; Donna Ruthe, Clark County; Forrest Barbee, Clark County; William Bradley Spires, Douglas County; and David Tina, Clark County.

Commission Counsel: Harry Ward, Deputy Attorney General

1-B) Introduction of Division Staff in Attendance

Sharath Chandra, Administrator; Charvez Foger, Deputy Administrator; Shareece Bates, Administration Section Manager; Maria Gallo, Commission Coordinator; Amy Reveyrand, Commission Coordinator; Rebecca Bruce, Chief Compliance Audit Investigator; Shaun Mclean, Compliance Audit Investigator; Annalyn Carrillo, Education and Information Officer; Phil Su, Senior Deputy Attorney General and Christal Keegan, Deputy Attorney General

2) Public Comment

Susan Russell gave public comment regarding the real estate agents acting in the capacity of estate liquidators. Ms. Russell submitted written public comment for the record.

Dr. Cindy Weber, of ABC Real Estate School, provided public comment regarding the way audits of continuing education courses are currently conducted. She shared her perspective based on 30 years of experience in real estate education.

Dr. Weber noted that historically, audits were aimed at ensuring compliance and preventing improper practices, such as selling course certificates without students attending. In contrast, she stated that today's audits focus on subjective elements such as writing style, course organization, instructional design, and delivery methods. She questioned whether auditors exceed their expertise by acting as subject matter experts rather than verifying compliance with established standards.

Dr. Weber expressed concern that audit reports are often vague. For example, reports may state that “links do not work” without identifying which links are problematic. She also noted that auditors are not members of the student population, yet their findings are final and binding. By comparison, she stated, in instructional design practice, materials are tested with actual students or focus groups before conclusions are drawn about clarity or effectiveness.

Dr. Weber described a current audit of one of her courses that was approved eight years ago and continues to receive positive student reviews. She explained that the course is Nevada-specific, covers compliance requirements, and incorporates case law examples. However, she stated that the Division has raised concerns about the use of out-of-state case law and proprietary forms not owned by local associations, making some courses difficult to approve. She added that subscription-based databases, such as ARELLO, complicate the issue further because links in audit letters may appear “non-functional” without paid access.

Dr. Weber also highlighted operational requirements her school already follows requiring students to spend at least three hours on a three-hour course, passing a final exam with at least 75 percent, and limiting certificates to no more than nine hours per day. Despite this, she stated that the audit findings required her to rewrite nearly the entire course, with little room for flexibility, creativity, or innovation.

Dr. Weber expressed concern that student evaluations and feedback, which she regularly collects and submits to the Division, are not considered in the audit process. She questioned why these evaluations are required if they do not influence the outcome of a review.

In closing, Dr. Weber asked the Commission to consider whether audits are staying within their intended scope, whether auditors are applying appropriate standards, and whether the process fairly reflects the purpose of continuing education. She emphasized that she supports accountability and compliance but believes the current approach discourages innovation and creates unnecessary burdens for schools.

President Plummer gave public comment to recognize Martha “Marti” Allison for her long-standing contributions to the real estate industry. Marti is a former Commissioner who served from 1993 to 1996, a Realtor Emeritus, and holds Nevada real estate license number 2. She has also served as President of the Reno Board of Realtors, chaired the Education Committee for many years, and has been a mentor to many in the profession. Commissioners and attendees were asked to join in recognizing and thanking her for her leadership and decades of service.

3-A). For Possible Action; Discussion and Decision Regarding Respondent’s Petition for Reconsideration of Discipline Terms and a Payment Plan.

NRED v. CHARLES F. BOWSHIER

Case No. 2023-463

Parties Present

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

Charles Bowshier was present

Preliminary Matters

President Plummer stated that Mr. Bowshier is requesting the Commission to reconsider the terms of his payment plan.

Mr. Bowshier stated that he is requesting an extension of his payment plan.

Ms. Keegan reported that the Division filed its Opposition to the Petition. She noted that this is Mr. Bowshier's motion, and therefore the burden of proof rests with him. She requested time to respond following his presentation.

Mr. Bowshier stated his reasons for requesting an extension of his payment plan and referred to the payments he has already made to the Division.

Ms. Keegan stated she had nothing further to add beyond the Division's filed Opposition to the Petition. She noted that Mr. Bowshier appears to be following his proposed payment plan but reminded the Commission that his case was a serious matter involving deceit and fraud. She further stated that the request comes a full year after the Order was issued, while also acknowledging that Mr. Bowshier is taking responsibility and making efforts to pay the fine.

The Commissioners questioned staff about the remaining balance that the Respondent owes.

The Commissioners discussed what action to take against the Respondent.

Mr. Bowshier stated that his financial situation has recently improved and that he is committed to his proposed payment plan.

The Commissioners continued to discuss what action to take against the Respondent.

Motion

Commissioner Ruthe made a motion to deny the Respondent's petition for reconsideration of discipline terms and a payment plan. Seconded by Commissioner Tina. Motion carried.

4-D) For Possible Action; Discussion and Possible Action by the Commission

NRED v. Steven A. Nicklin

Case No. 2024-474

Parties Present

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

Steven Nicklin, was present virtually.

Robert Rabbat, Esq. was present virtually.

Preliminary Matters

Mr. Su stated that the parties have entered into a proposed settlement stipulation and that he is prepared to present it to the Commission.

Mr. Su read the complaint into the record.

Mr. Su read the terms of the settlement into the record.

President Plummer asked whether the Respondent agreed with the terms of the settlement as read into the record.

Mr. Nicklin stated that he agreed with the terms of the settlement as read into the record.

Motion

Commissioner Barbee moved to approve the stipulation for settlement. Seconded by Commissioner Spires. Motion carried.

4-B) NRED v. Yida Li, for possible action
Case No. 2024-1086

Parties Present

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

Preliminary Matters

Mr. Su stated that the parties have entered into a proposed settlement stipulation and are ready to present it to the Commission.

Mr. Su provided a summary of the complaint and settlement terms.

President Plummer asked if the Respondent agree with the terms of the settlement.

Ms. Li stated that she agreed with the terms of the settlement.

Motion

Commissioner Spires moved to approve the stipulation for settlement. Seconded by Commissioner Barbee. Motion carried.

4-C) NRED v. Aubrey Ann Slack, for possible action
Case No. 2024-779

Parties Present

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

Preliminary Matters

Mr. Su stated that the parties have entered into a proposed settlement stipulation and are ready to present it to the Commission.

Mr. Su read the terms of the settlement into the record.

Motion

Commissioner Tina moved to approve the stipulation for settlement. Seconded by Commissioner Ruthe. Motion carried.

5-A) Discussion regarding the Administrator's Report

Administrator Sharath Chandra provided an update on Division activities. Mr. Chandra reported that the technology project is progressing on track, with a new educational module being incorporated into development. Mr. Chandra informed the Commission that the Division is now required to directly collect the testing fees, rather than the vendor. Mr. Chandra stated staff quickly developed and implemented a process to accept payments, process applications, and transfer information to the vendor, and he commended staff for their efforts.

Mr. Chandra also noted the start of the new fiscal year. Chief Bruce has assumed leadership of the real estate section, filling vacancies, and building her team. Mr. Chandra stated budget priorities remain unchanged, including plans to open a northern office when possible. Mr. Chandra encouraged Commissioners and industry associations to remain engaged and offer support when opportunities arise.

5-B) Discussion regarding the Disciplinary Report.

Shareece Bates presented this report. The Commissioners were provided with the report in the meeting packet.

President Plummer questioned Ms. Bates regarding the report.

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

Rebecca Bruce presented this report. The Commissioners were provided with the report in the meeting packet.

5-D) Discussion Regarding the Administrative Sanction Report.

Rebecca Bruce presented this report. The Commissioners were provided with the report in the meeting packet.

President Plummer questioned Ms. Bruce regarding the report.

5-E) Discussion Regarding the Continuing Education Report.

Annalyn Carrillo presented this report. The Commissioners were provided with the report in the meeting packet.

President Plummer questioned Ms. Carrillo regarding the report.

5-F) For Possible Action: Discussion and Possible Action to Approve the Minutes of the May 13, 2025, Meeting.

Commissioner Tina moved to approve the meeting minutes from the May 13, 2025, meeting. Seconded by Commissioner Ruthe. Motion carried.

5-G) For Possible Action: Discussion, Nomination, and Election of Officers for FY26 Pursuant to NRS645.110.

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

4-A). For Possible Action; Disciplinary Action.

NRED v. Andrew J. Arevalo, for possible action

Case No. 2024-660

Parties Present

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

Andrew Arevalo, was present.

Chandon Alexander, Esq. was present.

Preliminary Matters

Ms. Keegan stated that, pursuant to NAC 645.855, certain Brokers were required to attend the meeting and inquired whether those Brokers were present.

Ms. Keegan noted that, pursuant to NAC 645.695, a \$2,000 sanction may be imposed if certain Brokers fail to attend the meeting.

Ms. Keegan stated that the stay that was present at the last hearing has been lifted.

Ms. Keegan stated that the remaining preliminary items are the pending motions before the Commission.

Mr. Alexander stated that there are three pending motions to be addressed.

The attorneys reviewed and argued the pending motions before the Commission.

Motion on pending motions

Commissioner Tina moved to deny the motion to dismiss or stay. Seconded by Commissioner Ruthe. Motion carried.

Commissioner Ruthe moved to deny the motion to dismiss the first amended complaint.

Seconded by Commissioner Tina. Motion carried.

Commissioner Ruthe moved to allow the Respondent and one character witness to testify all others on the witness list is excluded. Seconded by Commissioner Barbee. Motion carried.

Opening Statements

Ms. Keegan gave her opening statement.

Mr. Alexander gave his opening statement.

State's Witness

Shannon Goddard, Compliance Audit/Investigator, testified.

Ms. Keegan moved to admit bates stamped documents NRED 000001-000048.

President Plummer moved to admit bates stamped documents NRED 000001-000048.

Ms. Keegan moved to admit bates stamped documents NRED 000055 & 000056.

President Plummer moved to admit bates stamped documents NRED 000055 & 000056.

Mr. Alexander cross-examined Ms. Goddard.

Ms. Keegan redirected Ms. Goddard.

Mr. Alexander re cross-examined Ms. Goddard.

The Commissioners questioned Ms. Goddard.

Susan Clark, Licensing Manager, testified.

Mr. Alexander cross-examined Ms. Clark.

Ms. Keegan redirected Ms. Clark.

The State rests.

Respondent's Witness

Andrew Arevalo, Respondent, testified.

Ms. Keegan cross-examined Mr. Arevalo.

Mr. Alexander redirected Mr. Arevalo.

The Respondent rests.

Closing Statements

Ms. Keegan gave a closing statement.

Mr. Alexander gave a closing statement.

The Commissioner deliberated on what action to take against the Respondent.

Motion

Commissioner Ruthe moved that factual allegations 1-6 have been proven. Seconded by Commissioner Barbee. Motion carried.

Commissioner Ruthe moved that factual allegations 7-13 have been proven. Seconded by Commissioner Tina. Motion carried.

Commissioner Barbee moved that violations of law 1-4 have been proven. Seconded by Commissioner Tina. Motion carried.

Division Recommendations

Rebecca Bruce, Chief Compliance Audit Investigator, recommended a fine in the amount of \$250 and for the fees and cost of the investigation to be paid within 30 days, to deny the renewal of the Respondent's license, and the Respondent to remain ineligible to reapply until three years after the expiration of his probation.

Amy Reveyard, Commission Coordinator, testified that the actual, reasonable, and necessary fees and costs totaled \$15,223.67.

The Commissioner deliberated on what action to take against the Respondent.

Motion

Commissioner Tina moved to deny renewal of license for three years after probation expiration, \$250.00 administrative fine and pay the fees and costs of \$15,223.67 within 30 days. Seconded by Commissioner Ruthe. Motion carried. 4:1 with Commissioner Spires opposed.

5-H) For possible action: Discussion and decision on date, time, place and agenda items for upcoming meetings.

November 4-6, 2025, in Las Vegas.

6) Public Comment

Sharath Chandra recognized Commissioner Plummer for his service at his final meeting. Mr. Chandra thanked President Plummer for six years of dedicated service, highlighting his professionalism, passion, organization, and thoughtful questions. Mr. Chandra noted that President Plummer set a strong example for the Commission and contributed significantly to the work of the Real Estate Division and the profession. Mr. Chandra also remarked that while Commissioners may sometimes disagree, open discussion has always been encouraged, and he appreciated President Plummer's willingness to voice his views respectfully, listen to others, and continue working together. Mr. Chandra concluded by expressing his gratitude on behalf of the Division.

Charvez Foger, Deputy Administrator echoed the Administrator's remarks, thanking President Plummer for his professionalism and knowledge of real estate. Mr. Foger noted it had been a pleasure working with him, including attending national conferences together. Mr. Foger stated that this Commission serves as a model of professionalism for others and emphasized the importance of Commissioners' expertise. Mr. Foger stated there may at times be differences of opinion, he appreciated the respectful discussions and collaboration. Mr. Foger expressed confidence in President Ruthe's leadership going forward and wished President Plummer success in his future endeavors.

President Plummer shared that he recently marked 30 years in real estate and expressed that serving on the Commission has been the highest honor, following in his father's footsteps.

President Plummer thanked Division staff, the Deputy Attorneys General, and Division leadership, noting the professionalism, kindness, and respect shown to Commissioners and respondents. President Plummer reflected on his early days on the Commission, learning from experienced members, and emphasized his commitment to serving with passion and care for both consumers and licensees. President Plummer acknowledged that while outcomes may not always satisfy every party, the Commission's duty is to uphold the law. President Plummer praised the expertise and professionalism of his fellow Commissioners, stating that this body is the best he has seen in his six years of service. President Plummer expressed confidence in Commissioner Ruthe's leadership moving forward and closed by saying the Commission has embodied the standard of being "hard but fair." President Plummer added that while Commissioners may not always agree, there is mutual respect for the decisions made, and he thanked everyone for the opportunity to serve.

7) For Possible Action: Adjournment

Meeting adjourned at 3:29 p.m. on August 12, 2025.

Prepared by: Amy Reveyard