

NEVADA REAL ESTATE COMMISSION MINUTES

VIA IN PERSON AND TEAMS VIRTUAL MEETING

May 5, 2026

Nevada State Business Center
3300 W. Sahara Avenue, 4th floor-Nevada Room
Las Vegas, Nevada 89102

VIDEO CONFERENCE TO:

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

The meeting was called to order at 9:04 a.m.

1-A) Introduction of Commissioners in Attendance

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

Commission Counsel: Stephanie Itkin-Goodman, 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 Reveyard, Commission Coordinator; Rebecca Bruce, Chief Compliance Audit Investigator; James Silva, Appraisal Compliance Investigator, Annalyn Carrillo, Education and Information Officer; Sandra Saenz, Licensing Customer Service Supervisor; Phil Su, Senior Deputy Attorney General; Sebastian Ross, Deputy Attorney General and William Peper, Deputy Attorney General.

2) Public Comment

No public comment.

3-A) Discussion regarding the Administrator's Report

Administrator Sharath Chandra explained that the Division is entering its biennium budget cycle. Mr. Chandra noted that this process had been discussed in previous meetings and emphasized that the Division is now beginning the planning phase, which will require approximately three months of work to prepare all necessary backup documentation. Mr. Chandra explained that the State builds its projections using the previous year's budget as a base and follows a very conservative approach. As a result, factors such as cost-of-living increases are not automatically included; instead, the State looks for cost savings in other areas to compensate. Administrator Chandra described this approach as taking an already bare-bones

budget, cutting it further, and then using that reduced amount as the foundation for rebuilding—creating a pattern of “two steps forward, one step back.” Because of this, the Division must submit extensive documentation and justifications throughout the process. Mr. Chandra stated that the Division’s long-term goal is to move toward a self-funded model, where licensing fees collected by the Division can be used directly to support and enhance services for licensees. The Division is actively working to present a strong case for this shift as part of the current budget cycle. Administrator Chandra noted that once the three-month preparation period is completed, the budget will move to the Governor’s Office, become part of the Governor’s recommended budget, and then proceed to the Legislature for consideration.

Administrator Sharath Chandra provided an update on the Division’s ongoing technology initiatives. Mr. Chandra stated that significant progress has been made on the licensing side and emphasized that the Division is working diligently to advance its overall technology improvements. One of the major enhancements underway is the development of online applications for new licenses. Additionally, the Division aims to streamline the renewal process so that nearly all license types can complete renewals online. Administrator Chandra also discussed the creation of an HOA portal, which will allow homeowner associations to register and renew through a centralized online platform. Mr. Chandra noted that these advancements are intended to increase efficiency, reduce processing times, and improve the overall user experience for licensees and associations alike.

Mr. Chandra reported that the Division continues to face ongoing staffing challenges common within the State. He noted that the Division’s goal is to promote employees from within by recruiting strong candidates and developing them once they join the team. However, he acknowledged that when employees become highly skilled, they often attract opportunities elsewhere within the State, resulting in turnover and a continual cycle of staffing adjustments. Mr. Chandra stated that Chief Bruce’s group is currently experiencing some turnover, and efforts are underway to get that team fully staffed and functioning smoothly. Once stabilized, additional support will be directed at Ms. Carrillo’s group as well. Mr. Chandra emphasized that staffing remains an ongoing process, and the Division is actively working to manage these changes as they arise.

3-B) Discussion regarding the Disciplinary Report.

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

President Ruthe questioned Ms. Bates.

3-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.

3-D) Discussion Regarding the Administrative Sanction Report.

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

3-E) Discussion Regarding the Continuing Education Report.

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

Commissioner Spires questioned Ms. Carrillo.

3-F) For Possible Action: Discussion and Possible Action to Approve the Minutes of the February 10-11, 2026, Meeting.

Commissioner Raynor moved to approve the minutes of the February 10-11, 2026, meeting. Seconded by Commissioner Tina. Motion carried.

**5-C) NRED v Edward Holmes, for possible action
Case No. 2025-929**

Parties Present

Edward Holmes was not present.

Sebastian Ross, Deputy Attorney General, was present representing the Division.

Preliminary Matters

Mr. Ross stated that the Division had received no answer in this matter, no known request for a continuance, and no response from Mr. Holmes to the timely, formally filed complaint. Mr. Ross reported this is a case involving a breach of fiduciary duty that resulted in losses exceeding \$16,000. Mr. Ross explained that the losses were due to Mr. Holmes' failure to deposit rent payments while acting in the capacity of a property manager. Mr. Ross recommended the Division move to a default against Mr. Holmes, Pursuant to NAC 645.810 (13).

Mr. Ross stated that the Division would submit that there was proper service upon Edward Holmes.

State's Witness

Amy Reveyard, Commission Coordinator, testified regarding service of complaint.

Mr. Ross moved to admit the proof of mailing.

President Ruthe stated so admitted.

Commissioner Tina moved pursuant to NAC 645.860 find the state has proven sufficient service of notice to the respondent in Case# 2025-929 NRED vs Edward Holmes. Seconded by Commissioner Barbee. Motion carried.

Mr. Ross submitted the factual allegations and violations of law into the record.

President Ruthe stated so admitted.

Commissioner Barbee moved in the matter of NRED v Edward Holmes Case# 2025-929 that the factual allegations and violations of law had been proven. Seconded by Commissioner Spires. Motion carried.

Division Recommendations

Rebecca Bruce recommended a fine of \$50,000.00, plus the cost and fees of the investigation and hearing to be paid within 90 days of the execution of the Order. The Division also recommends the revocation of all licenses and permits for a period of 5 years.

Ms. Reveyrand testified to the cost and fees of \$3,783.10.

Motion

Commissioner Barbee moved in the matter of NRED v Edward Holmes Case# 2025-929 the respondent be fined \$50,000.00 plus the hearing fees and costs of \$3,783.10 all payable within 90 days of the effective date of the Order and that all licenses and permits be revoked for a period of five years. Seconded by Commissioner Raynor. Motion carried.

Hearing was concluded.

5-B) NRED v Edward Holmes, for possible action
Case No. 2025-473

Parties Present

Edward Holmes was not present.

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

Preliminary Matters

Mr. Phil Su explained that the allegations involve Mr. Holmes' failure to remit funds to the successor property management company and his failure to provide the required materials that should have been transferred. Mr. Su stated that Mr. Holmes has not submitted a response to the complaint and is not present at the hearing. On this basis, the Division requested 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 Edward Holmes.

State's Witness

Amy Reveyrand, Commission Coordinator, testified regarding service of complaint.

Mr. Su moved to admit the proof of mailing.

President Ruthe stated so admitted.

Motion

Commissioner Spires moved pursuant to NAC 645.860 find the state has proven sufficient service of notice to the respondent Edward Holmes in Case# 2025-473. Seconded by Commissioner Barbee. Motion carried.

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

President Ruthe stated so admitted.

Mr. Su moved to admit exhibits NRED0001-0126 into the record.

President Ruthe stated so admitted.

Commissioner Barbee moved in the matter of NRED v Edward Holmes Case# 2025-473 that the factual allegations 1-20 and violations of law 1 and 2 had been proven. Seconded by Commissioner Tina. Motion carried.

Division Recommendations

Rebecca Bruce, Chief Compliance Audit Investigator, recommended a fine in the amount of \$20,000.00 plus the cost and fees of the investigation and hearing to be payable within 90 days of the execution of the Order. The Division additionally recommended the revocation of all licenses and permits for a period of not less than 5 years.

Amy Reveyrand, Commission Coordinator, testified the actual, reasonable, and necessary fees and costs totaled \$2,780.70.

Motion

Commissioner Tina moved on the Case# 2025-473 of NRED v Edward Holmes, that the Commission finds all factual allegations and violations of law have been proven. The Respondent shall be fined \$20,000.00 plus the costs and fees of \$2,780.70 to be paid within 90 days of the date of the Order along with the revocation of all licenses and permits for a period of not less than 5 years. Seconded by Commissioner Raynor. Motion carried.

Hearing was concluded.

5-D) NRED v Tommy Delosreyes, for possible action **Case No. 2025-373**

Tommy Delosreyes was not present.

William Peper, Deputy Attorney General, was present representing the Division.

Brian Jones, respondent's current Broker, was present.

Spencer Walden, respondent's former Broker, was present.

Preliminary Matters

Mr. William Peper outlined several violations committed by the licensee. He stated that the licensee accepted compensation from an individual other than the broker with whom he was licensed at the time of the transaction. Additionally, the licensee failed to protect the public against fraud and misrepresentation by engaging in unethical practices involving false and

forged invoices provided to the complaining party. Mr. Peper further explained that the licensee submitted these false and forged invoices to the Division during the investigation and failed to maintain proper records of work performed on a residential property. The licensee did not use a licensed contractor for work he coordinated on behalf of his client. Mr. Peper noted that the licensee supplied false information to the Division's investigator. Mr. Peper reported that the Division filed its complaint on April 2nd, and the licensee has not submitted an answer, requested a continuance, or appeared for the hearing. Based on these circumstances, the State will proceed with a default pursuant to NAC 645.810, (13).

Mr. Peper stated that the Division would submit that there was proper service upon Tommy Delosreyes.

State's Witness

Amy Reveyard, Commission Coordinator, testified regarding service of complaint.

Mr. Peper moved to admit the proof of mailing.

President Ruthe stated so admitted.

Motion

Commissioner Spires moved pursuant to NAC 645.860 find the state has proven sufficient service of notice to the respondent Tommy Delosreyes in Case# 2025-373. Seconded by Commissioner Barbee. Motion carried.

Mr. Peper read the factual allegations into the record.

Mr. Su read the violations of law into the record.

President Ruthe stated so admitted.

Mr. Peper requested to admit exhibits NRED0001-0150 into the record.

President Ruthe stated so admitted.

Commissioner Raynor disclosed that he had worked for Spencer Walden and Brian Jones prior to becoming a Broker. Commissioners Tina stated he also had worked under Brian Jones at Real Broker. Mr. Walden and Mr. Jones stated they had no objections.

Commissioner Barbee moved in the matter of NRED v Tommy Delosreyes Case# 2025-373 that the factual allegations 1 through 32 and violations of law 1 through 8 had been proven. Seconded by Commissioner Spires. Motion carried.

Division Recommendations

Rebecca Bruce, Chief Compliance Audit Investigator, recommended a fine in the amount of \$80,000.00 plus the cost and fees of the investigation and hearing to be payable within 90 days from the execution of the Order. The Division additionally recommended the revocation of all licenses and permits for a period of not less than 5 years.

Amy Reveyard, Commission Coordinator, testified the actual, reasonable, and necessary fees and costs totaled \$2,895.40.

Commissioner Raynor asked to alter the recommendation to a permanent revocation of the license. Mr. Su cited NRS 622A; revocations can only be for a minimum of one year, a maximum of 10 years for personal licenses in the state. Mr. Su stated although it doesn't control commission and division, we generally try to maintain our revocations at a maximum of 10 years. Commissioner Raynor altered his recommendation to a 10-year revocation of the respondent's licenses and permits.

Motion

Commissioner Barbee moved in the matter of NRED v Tommy Delosreyes Case# 2025-373, that the Commission finds all factual allegations and violations of law have been proven. The Respondent shall be fined \$80,000.00 plus the costs and fees of \$2,895.40 to be paid within 90 days of the date of the Order along with the revocation of all licenses and permits for a period of not less than 10 years. Seconded by Commissioner Tina. Motion carried.

Hearing was concluded.

5-A) NRED v Robert Joel Kushner, for possible action

Case No. 2024-1074

Robert Kushner was present via Carson City.

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

Opening Statements

Phil Su presented the case, stating that Mr. Kushner continued marketing and attempting to sell the property at 2580 Scotch Pine in Carson City after his broker license expired on June 30, 2024. He emphasized that Nevada law allows no grace period for real estate activity with an expired license, making the conduct a violation of NRS 645.230(1)(a). Mr. Su clarified that the complaint concerns only the allegation of unlicensed practice and noted that the Commission may impose an administrative fine under NRS 645.235(2). Mr. Su added that although Mr. Kushner's answer suggests the complainant suffered no damages, this misunderstands the Division's basis for the complaint, which stems from its investigation into Ms. Bond's statement of fact. Mr. Su concluded that the Division believes the evidence will show, by preponderance, that Mr. Kushner engaged in unlicensed real estate activity.

Mr. Kushner stated that he believed his broker license had not expired. Mr. Kushner explained that he understood a first-year broker license to be valid for one year and that renewals for existing licenses occurred every two years, which led to confusion about his license status. Mr. Kushner noted that he also holds a current Nevada broker license under Standard Management, a current California broker license, and a property management permit. Mr. Kushner added that he paid the late, reinstatement, and back fees for the license in question and asserted that he did not conduct any real estate transactions until it was renewed.

State's Witness

Sonia Garcia-Solorio Compliance Auditor/Investigator, testified.

President Ruthe questioned Ms. Garcia-Solorio.

Commissioner Barbee questioned Ms. Garcia-Solorio.

Mr. Su moved to admit exhibits NRED0001-0082 into the record.

President Ruthe stated so admitted.

Mr. Kushner presented his case in chief.

Mr. Kushner requested to admit his exhibits into the record.

Commissioner Barbee moved to accept the respondent's documents and accept them into evidence. Commissioner Raynor seconded. Motion carried.

Mr. Su cross-examined Mr. Kushner.

President Ruthe questioned Mr. Kushner.

Mr. Su provided his closing statement.

Mr. Kushner provided his closing statement.

Hearing was closed.

The Commissioners deliberated.

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

Commissioner Barbee moved in the matter of NRED vs Edward Kushner case# 2024-1074 that the Commission find that factual allegations 1 through 17 have been proven. Commissioner Raynor seconded. Commissioner Tina submitted a correction to the motion. Commissioner Tina asked to alter violation number 13 by changing the commission paid from \$41,175.00 to \$28,745.00. Motion carried.

Division Recommendations

Rebecca Bruce, Chief Compliance Audit Investigator, recommended imposing a fine equal to the amount of the economic gain, \$28,745.00, plus the costs and fees of the investigation and hearing, to be payable within 90 days from the execution of the Order. Ms. Bruce stated that the Division offered two options for the remainder of the recommendation. The first option would be to downgrade all broker licenses to salesperson licenses. Alternatively, if the respondent were to retain his broker license, the Division would recommend that he complete at least six

hours of continuing education in broker management and three hours in ethics within three months of the Order.

Amy Reveyrand, Commission Coordinator, testified the actual, reasonable, and necessary fees and costs totaled \$5,451.11.

Commissioner Tina motion in the matter of NRED vs Edward Kushner case# 2024-1074 finds the allegations and violations of law proven and the respondent to be fined \$28,745.00 plus the cost of \$5,451.11 to be paid within 90 days of the date of the Order along with respondent's broker licenses be downgraded to a salesperson license at the effective date of the Order. Commissioner Raynor seconded. Motion carried.

Hearing was concluded.

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

- August 11-13, 2026, in Carson City.
- November 17-19, 2026, in Las Vegas.

4-C) For Possible Action: Discussion and Decision Regarding License Denial Appeal Pursuant to NAC 645.335.

Graig Salerno

File No.: S-LDA-25-023

Parties Present

Graig Salerno was present

Sandra Saenz, Licensing Customer Service Supervisor, was present.

Mr. Salerno stated that he wanted an open session.

Ms. Saenz stated that the Division received Mr. Salerno's real estate salesperson application and a petition for pre-determination which were both denied.

Mr. Salerno gave his statement.

Motion

Commissioner Tina moved to approve Graig Salerno's appeal file number S-LDA-25-023 and grant him a license. Seconded by Commissioner Spires. Motion carried.

4-B) For Possible Action: Discussion and Decision Regarding License Denial Appeal Pursuant to NAC 645.335.

Ebelio Tapia-Hernandez

File No.: N-LDA-25-022

Parties Present

Ebelio Tapia-Hernandez was present.

Sandra Saenz, Licensing Customer Service Supervisor, was present.

Mr. Tapia-Hernandez stated that he wanted an open session.

Ms. Saenz stated that the Division received Mr. Tapia-Hernandez's real estate salesperson application and a petition for pre-determination which were both denied.

Mr. Tapia-Hernandez gave his statement.

Motion

Commissioner Barbee moved to deny Ebelio Tapia-Hernandez's appeal file number N-LDA-25-022 and deny the issuance of a license. Seconded by Commissioner Raynor. Motion carried 3:2 with Commissioners Spires and Ruthe opposed.

4-A) For Possible Action: Discussion and Decision Regarding License Denial Appeal Pursuant to NAC 645.335.

Robert Giroux

File No.: S-LDA-25-020

Parties Present

Robert Giroux was present.

Sandra Saenz, Licensing Customer Service Supervisor, was present.

Mr. Giroux stated that he wanted an open session.

Ms. Saenz stated that the Division received Mr. Giroux's real estate salesperson application and due to a felony conviction denied his application.

Mr. Giroux gave his statement.

Motion

Commissioner Tina moved to approve Robert Giroux's appeal file number S-LDA-25-020 and grant him a license. Seconded by Commissioner Raynor. Motion failed 1:4 with Commissioners Raynor, Barbee, Spires and Ruthe opposed.

4-D) For Possible Action: Discussion and Decision Regarding License Denial Appeal Pursuant to NAC 645.335.

Robert Lee Houston II

File No.: S-LDA-25-025

Parties Present

Robert Lee Houston II was present.

Sandra Saenz, Licensing Customer Service Supervisor, was present.

Mr. Houston stated that he wanted an open session.

Ms. Saenz stated that the Division received Mr. Houston's real estate salesperson's application and due to a felony conviction along with paying restitution denied his application.

The Commission took time to review the submitted documents.

Mr. Houston gave his statement.

Motion

Commissioner Barbee moved to deny Robert L. Houston II's appeal file number S-LDA-25-025 and deny the issuance of a license. Seconded by Commissioner Raynor. Motion carried.

4-E) For Possible Action: Discussion and Decision Regarding License Denial Appeal Pursuant to NAC 645.335.

Isleidy Coralina Bentmim

File No.: S-LDA-25-026

Parties Present

Isleidy Bentmim was present.

Sandra Saenz, Licensing Customer Service Supervisor, was present.

Ms. Bentmim requested that the Commission go into closed session.

The Commission went into closed session.

Commissioner Tina moved that the Commission go back into open session. Seconded by Commissioner Raynor. Motion carried.

The Commission went back into open session.

Motion

Commissioner Tina moved to approve Isleidy Bentmim's appeal file number S-LDA-25-026 and grant her a license. Seconded by Commissioner Spires. Motion Carried.

6) Public Comment

Andrew Asher stated that this was his first time attending the hearings and that he found them very trying and unenjoyable. Mr. Asher noted that Commissioners had been practically whispering throughout the proceedings, even after attendees repeatedly informed them that it was difficult to hear. Mr. Asher added that an integrated microphone system is needed in the room due to its constant use.

Konstantina Panagopoulos stated that this was her first time attending and, aside from the volume issues, she found the experience meaningful. Ms. Panagopoulos commented that she had difficulty hearing the commissioners and had informed staff of this. Ms. Panagopoulos expressed appreciation for the Commissioners' work, noting that it appeared challenging, and stated that the hearings were a learning experience for her. Ms. Panagopoulos said she became emotional during portions of the proceedings and remarked that she would not want to be in the Commissioners' position. Ms. Panagopoulos thanked the Commissioners for their knowledge, the experience, and for sharing information during the hearing. Ms. Panagopoulos also noted

that her husband regularly attends the hearings and had spoken highly of each commissioner, which she appreciated.

Wanda Wilson Gabriel stated that she was impressed by the Commissioners' professionalism and patience. She noted that the Commissioners listened attentively to all comments made by the individuals seeking licensure, allowing them to speak fully without interruption. Ms. Gabriel expressed appreciation for the respectful manner in which the Commissioners conducted the proceedings.

7) For Possible Action: Adjournment

Meeting adjourned at 2:40 p.m. on May 5, 2026.

Prepared by: Amy Reveyrand