

NEVADA REAL ESTATE COMMISSION MINUTES

VIA IN PERSON AND TEAMS VIRTUAL MEETING

November 4, 2025

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 9:03 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-C) 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; Annalyn Carrillo, Education and Information Officer; Susan Clark, Licensing Section Manager; Phil Su, Senior Deputy Attorney General; and Christal Keegan, Deputy Attorney General.

1-B) Swearing in of Newly Appointed Commissioner

Commissioner Christopher Raynor was sworn in by Commissioner Ruthe.

2) Public Comment

No public comment.

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

Jason Jeddiah Tilleo

File No.: S-LDA-25-011

Parties Present

Jason Jeddiah Tilleo was present.

Susan Clark, Licensing Section Manager, was present.

Mr. Tilleo stated that he did not want a closed session.

Ms. Clark stated that the Division received Mr. Tilleo's real estate salesperson application and pursuant to NRS 645.330(1)(a)(b), NRS 645.330(2)(a) and NAC 645.095 (1)(d) denied his application.

Mr. Tilleo provided additional documentation and gave his statement.

The commission questioned Mr. Tilleo.

Motion

Commissioner Tina moved to approve Jason Jeddiah Tilleo's appeal file number S-LDA-25-011 and grant him a license. Seconded by Commissioner Spires. Motion carried 4:1 with Commissioner Barbee opposed.

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

Aaron Aguilar

File No.: S-LDA-25-012

Parties Present

Aaron Aguilar was present.

Elva Castaneda was present representing Mr. Aguilar.

Susan Clark, Licensing Section Manager, was present.

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

Commissioner Tina moved that the Commission go into closed session. Seconded by Commissioner Barbee. Motion Carried.

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 Aaron Aguilar's appeal file number S-LDA-25-012 and grant him a license. Seconded by Commissioner Spires. Motion carried 3:2 with Commissioners Barbee and Raynor opposed.

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

Michael R. Romero Jr.

File No.: S-LDA-25-013

Parties Present

Michael R. Romero Jr. was present.

Susan Clark, Licensing Section Manager, was present.

Mr. Romero stated he did not want a closed session.

Ms. Clark stated that the Division received Mr. Romero's real estate salesperson application and pursuant to NRS 645.330(2)(a) denied his application.

Mr. Romero was sworn in.

Mr. Romero gave his statement.

The Commission questioned Mr. Romero.

Motion

Commissioner Tina motioned to approved Michael R. Romero Jr's appeal file number S-LDA-25-013 and grant him a license. Seconded by Commissioner Barbee. Motion failed 2:3 with Commissioners Raynor, Barbee and Spires opposed.

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

Juan Manuel Padilla Barajas

File No.: S-LDA-25-014

Parties Present

Juan Manuel Padilla Barajas was present in Carson City.

Susan Clark, Licensing Section Manager, was present.

Mr. Padilla Barajas requested that the Commission go into closed session.

Commissioner Barbee motioned to go into closed session, seconded by commissioner Spires. Motion carried.

The Commission went into closed session.

Commissioner Spires moved that the Commission go back into open session. Seconded by Commissioner Barbee. Motion carried.

The Commission went back into open session.

Motion

Commissioner Barbee moved to deny Juan Manuel Padilla Barajas appeal file number S-LDA-25-014 for licensure. Seconded by Commissioner Raynor. Motion carried.

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

Wendy Flores

File No.: S-LDA-25-015

Parties Present

Wendy Flores was present.

Susan Clark, Licensing Section Manager, was present.

Ms. Flores stated that she wanted an open session.

Ms. Clark stated that the Division received Ms. Flores' real estate salesperson application and pursuant to NRS 645.330(1)(a)(b), NRS 645.330(2)(a), and NAC 645.095(1)(d) denied her application.

Ms. Flores was sworn in.

Ms. Flores gave her statement.

Motion

Commissioner Tina moved to approve Wendy Flores' appeal file number S-LDA-25-015 and grant her a license. Seconded by Commissioner Spires. Motion failed 2:3 with Commissioners Raynor, Barbee, and Ruthe opposed.

4-A) Discussion regarding the Administrator's Report

Administrator Sharath Chandra reported continued progress on the Division's technology project. Mr. Chandra stated that the project is approximately at the midway point with work now focused on the education component. Mr. Chandra stated that the next major phase will be testing, and the Divisions consultant is actively supporting and helping to accelerate the project. Mr. Chandra reported that staff from the administrative, licensing and education sections, are participating in workflow reviews. Mr. Chandra stated that the Division remains in communication with the Colorado Division of Real Estate, which uses the same technology partner. Mr. Chandra stated the long-term goal is to move all applications, transactions, and payments online while continuing to offer in-person assistance for those who need it. Mr. Chandra stated that additional plans include installing an office kiosk to provide real-time support from a licensing processor. All efforts are aligned with transitioning to a fully online platform.

Mr. Chandra informed the Commission that the Division is preparing for the upcoming legislative session, with a special session expected to address several priority bills. Mr. Chandra stated the Governor's office is prioritizing broad public needs such as benefits, medical

services, policing, and safety. Mr. Chandra noted that during crises, general funds are often redirected to address urgent statewide concerns. Mr. Chandra emphasized the goal of creating long-term stability for the Division and its licensees. Mr. Chandra stressed the importance of ensuring that collected fees remain within the Division to directly benefit licensees. Mr. Chandra stated an expansion of services increase the Division's value and strengthens the justification for fees. He Mr. Chandra reported that historically, the Division generated more revenue than it spent, but rising costs and economic changes have narrowed that gap. Mr. Chandra stated that remaining in the general fund is no longer financially practical, as future crises could result in significant budget cuts. Mr. Chandra stated that the Division aims to build a reserve to avoid reducing staff or services during future downturns. Mr. Chandra stated the technology fee has helped stabilize funding for system upgrades and online service expansion. Mr. Chandra also reported that statutory language has been added to ensure technology-related funds are protected from being swept into the general fund.

Mr. Chandra reported that the Division has presented its financial and operational case to the Governor's office. Mr. Chandra stated that the Director supports the Division's position, but internal advocacy will still be required to advance the changes needed. Mr. Chandra stated that although external support has been consistent, the Division must continue reinforcing its value and long-term sustainability. Mr. Chandra emphasized that future leadership should inherit a strong, stable operation—not one facing financial uncertainty.

President Ruthe commented.

Commissioner Barbee questioned Mr. Chandra and commented.

4-B) Discussion regarding the Disciplinary Report.

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

4-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.

4-D) Discussion Regarding the Administrative Sanction Report.

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

4-E) Discussion Regarding the Continuing Education Report.

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

4-F) For Possible Action: Discussion and Possible Action to Approve the Minutes of the August 12, 2025, Meeting.

Commissioner Tina moved to approve the meeting minutes from the August 12, 2025, meeting. Seconded by Commissioner Barbee. Motion carried.

4-G) For Possible Action: Discussion and Decision on Date, Time, Place, and Agenda Items for Upcoming Meetings, Including Setting Meeting Dates for 2026.

- February 10-12, 2026, in Las Vegas.
- May 5-7, 2026, in Las Vegas.
- August 11-13, 2026, in Carson City.
- November 17-19, 2026, in Las Vegas.

5) Public Comment

No Public comment.

7) For Possible Action: Adjournment

Meeting adjourned at 10:35 a.m. on November 4, 2025.

Prepared by: Amy Reveyard