

KENNY C. GUINN
Governor

STATE OF NEVADA

GAIL J. ANDERSON
Administrator

SYDNEY H. WICKLIFFE, C.P.A.
Director



**DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION**
www.red.state.nv.us

June 4, 2004

Lorne Malkiewich
Director of Legislative Council Bureau
Legislative Building
401 S. Carson Street
Carson City, Nevada 89701

Re: Quarterly Report of Disciplinary Action

Dear Mr. Malkiewich:

Enclosed you will find the quarterly reports of the disciplinary actions that were assessed by the Nevada Real Estate Commission, Nevada Commission of Appraisers of Real Estate and the Administrator of the Real Estate Division for the period covering January 1, 2004 through March 31, 2004.

Tami DeVries, Legal Administrative Officer for the Real Estate Division has compiled this report, and should you need additional information, you may contact her directly. Ms. DeVries can be contacted at (702) 486-4033 ext. 222 or by e-mail at tdevries@red.state.nv.us.

Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,

Gail J. Anderson
Administrator

GJA/td

enclosures as indicated

Cc: Sydney Wickliffe, Director of Department of Business & Industry
Senator Maggie Carlton, Nevada State Senate

**State of Nevada, Department of Business & Industry
REAL ESTATE DIVISION**

Quarterly Summary of Disciplinary Actions

Report Date: MAY 4, 2004 Reporting for 1st Quarter of calendar year 2004

NAME	CASE NO.	License, Certificate, Permit or Registration #	Type of license, cert. Or registration	Entity imposing discipline	Summary of Discipline imposed:
Alpert, Eric R.	S03-01-10-155, S03-02-24-179 & S03-03-23-202	34279	Real estate broker	Real Estate Commission	After a public hearing, Mr. Alpert was assessed a fine in the amount of \$22,000 and cost of the proceeding in the amount of \$5,399.72 due within 12 months; required to complete 18 hrs of Nevada law courses via live instruction prior to reinstatement of his license, which credit may not be used toward renewal requirements and his license was suspended for a period of six (6) months. Violations as follows: Three counts each of: NRS 645.635(1) offering property for lease w/o the consent of the owner; NRS 645.630(a) by misrepresenting that he had the authority of the true owner of the property to enter into a lease; and NRS 645.633(1)(h) by leasing properties that were purportedly taken by adverse possession w/o verifying true ownership. Two counts of NRS 645.630(f) failed to remit the rent proceeds from the subject property to the true owner.
Barbee, Donna	S04-08-17-045	7572	Real estate broker	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine of \$750 and complete additional continuing education for violating NAC 645.570 and NRS 645.633(1)(h).
Brown, Connie	S04-09-21-077	39494	Real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine in the amount of \$500 and complete continuing education for violating NRS 645.252(2).
Burgess, Lloyd	S04-01-12-164	52461	Real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine of \$1,000 and complete additional continuing education for violating NRS 645.633(1)(h) and NRS 645.633(1)(i).
Carr, Jamie	S04-09-42-098	35281	Real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine in the amount of \$500 for violating NRS 645.633(1)(h).
Cole, Peggy	S04-10-04-102	6550	Real estate broker	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine of \$500 for violating NRS 645.633(8).
Cosky, Doris	S04-07-01-001	52890	Real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine in the amount of \$500 for violating NRS 645.280.
Davis, Marshall	S03-06-22-294	38185	Real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine of \$1,000 for violating NRS 645.633(1)(h) and NAC 645.605(2).
Douglas, Clay	S04-11-12-131	50111	Real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine in the amount of \$1,000 and complete additional continuing education for violating NRS 645.252(3) and NRS 645.630(2).
Escalona, Ray	S04-11-16-135	20352	Real Estate broker-salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine of \$500 for violating NRS 645.652(2)(3).
Furukawa, Dale	S04-11-02-121	54606	Real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine in the amount of \$500 for violating NRS 645.633(1)(h).
	S03-09-24-067	33496	Real estate broker	Real Estate Commission	After entering into a Stipulation to Facts and Liability, the Commission downgraded Ms. Geren's license to a broker-salesman for a period of one year, revoked her property management permit, required her to pay cost of the proceeding in the amount of \$3,772.89 within 6 months and required that prior to her reinstating her license to broker status, she must complete the 45 hour broker-management course and prior to re-applying for a property management permit she must complete the 24 hour property management course. Violations: Two counts of NRS 645.310(4) failing to ensure all monies immediately deposited into trust account; two counts of NRS 645.630(1) material misrepresentation; NRS 645.630(8) failure to remit rent proceeds to owners; NRS 645.630(7)(a) failure to balance trust acct monthly; Two counts of NRS 645.630(8) by commingling and converting her clients' money with her own; Four counts of NRS 645.633(1)(h) gross negligence and incompetence including the acts found at NAC 645.605(1)(6)(11a)(11c); NRS 645.655(5) allowing checks to be written on her trust account w/ only signature of a non-
Gobbier, John	S04-12-10-147	52326	Real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to complete additional continuing education for violating NRS 645.252(3).
Grimes, Katherine	S04-09-08-064	2122	Real Estate broker	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine of \$500 for violating NRS 645.660(3).
Guzman, Peter	S04-01-18-170	51068	Real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine in the amount of \$500 and complete additional continuing education for violating NRS 645.633(1)(h).

NAME	CASE NO.	License Certificate, Permit or Registration #	Type of license, cert. Or registration	Entity imposing discipline	Summary of Discipline Imposed:
Holden, Rose	S04-09-42-098	10733	Real estate broker	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine of \$500 for violating NRS 645.633(1)(h)
Hutchings, Michael	S04-08-28-056	43027	Real estate broker	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine of \$500 for violating NRS 645.660(3)
Jackson, Marvin	S03-05-06-245	48438	Real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine in the amount of \$1,000 for violating NRS 645.252(2) and NRS 645.633(1)(h)
Jensen, Donald	S04-10-04-102	n/a	Timeshare agent	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine of \$1,000 for violating NRS 645.660 and NRS 645.633(8)
Jones, Virginia	S04-11-02-121	33829	Real estate broker	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine in the amount of \$500 and complete additional continuing education for violating NRS 645.660(3)
Katz, Larry	S04-08-28-056	39472	Real estate broker	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine of \$500 for violating NRS 645.660(3)
Krch, Kyle	N04-02-02-075	56206	Real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine in the amount of \$1,000 for violating NRS 645.635(5) and NRS 645.633(1)(h)
Kreiger, Richard	S04-09-22-050	32105	Real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine of \$500 for violating NRS 645.633(1)(h)
Kunieda-Green, George	S04-11-02-121	36561	Real Estate broker-salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine in the amount of \$1,000 for violating NRS 645.252(2) and NRS 645.633(1)(h)
Lane, Victoria	S03-04-00-239		Certified Community manager	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 116.320(4)	Agreed to pay a fine in the amount of \$250 for violating NAC 116.360(1)(a)(1)
Longi, Michael	S04-07-42-098	45463	Real estate broker	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine of \$500 for violating NRS 645.660(3)
Mackay, J. Thomas	S04-09-01-057	26631	Real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to fine in the amount of \$500 for violating NRS 645.252(3)
Mayer, Robert	S04-09-10-066	53778	Real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to complete additional continuing education for violating NRS 645.252(2)
Owings, Eric	S03-03-10-188	55142	Real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine of \$1,000 for violating NRS 645.633(1)(h) and NRS 645.630(3). In a stipulated settlement agreement, Ms. Poole agreed to pay a fine in the amount of \$1,000 to be paid within 6 months. Violations: NRS 645.630(3) by agreeing to accept compensation from a broker other than the one she was affiliated with; NRS 645.630(4) by representing another broker other than the one she was affiliated with.
Poole, Kay K.	S03-05-01-240	51241	Real estate salesman	Real Estate Commission	After a public hearing, Ms. Quilevis was assessed a fine in the amount of \$5,000 and cost of the proceeding in the amount of \$2,846.73 due within 6 months; required to complete 18 hrs of Nevada law courses via live instruction which credit would not count toward her renewal requirements. Violations: NRS 645.252(1)(a) by failing to notify the buyer in writing of the septic tank violation on the property.
Quilevis, Fely	S03-10-12-084	38330	Real estate broker	Real Estate Commission	Agreed to pay a fine in the amount of \$500 for violating NRS 645.635(2)
Richards, Bridget	S04-08-15-043	54386	Real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine of \$500 for violating NRS 645.633(1)(h)
Robbins, Suzanne	S04-10-06-104	30529	Real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to a fine in the amount of \$500 for violating NRS 645.252(1)(a)
Snyder, Jim	S04-08-03-059	46523	Real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine in the amount of \$100 and complete additional continuing education for violating NRS 645.530 and NRS 645.550.
Stephen-Smith, Carol	S04-07-11-011	49754	Real estate broker	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine of \$500 for violating NRS 645.252(2)
Tolentino, Oliver	S04-09-21-077	55513	Real estate salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.695	Agreed to pay a fine of \$500 for violating NRS 645.252(2). \$2,500 within 6 months and complete the course known as "What Every Broker Should Know" within six months, which credit may not be used toward her renewal requirements. Violation: NRS 645.690(1) failure to supervise
Vandiel, Norma L.	S04-08-18-046	34279	Real estate broker	Real Estate Commission	

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Vaughn, George	S04-09-08-064	45097	Real Estate broker-salesman	Real Estate Administrator on behalf of the Real Estate Commission pursuant to NAC 645.095	In a stipulated settlement agreement, Mr. Weldon agreed to pay a fine in the amount of \$1,000 and complete the course entitled "What Every Broker Should Know" within 6 months. Violations NRS 645.630(3) by agreeing to accept compensation from a broker other than the one she was affiliated with; NRS 645.630(4) by representing another brokerage other than the one she was affiliated with.
Weldon, Anthony	S03-05-01-240	36868	Real Estate broker	Real Estate Commission	