

JIM GIBBONS
Governor

STATE OF NEVADA

SUSAN CLARK
Interim Administrator

MENDY K. ELLIOTT
Director



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

July 31, 2007

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

Re: Quarterly Report of Disciplinary Action

Dear Mr. Malkiewich:

Enclosed you will find the quarterly report 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 First Quarter of calendar year 2007, covering January 1, 2007, through March 31, 2007.

Joanne Gierer, Legal Administrative Officer for the Real Estate Division, has compiled the reports. Should you need additional information, you may contact her directly at (702) 486-4036 or by e-mail at jegierer@red.state.nv.us

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

Sincerely,

A handwritten signature in cursive script that reads "Susan Clark".

Susan Clark
Interim Administrator

SC/jg

Enclosures as indicated

cc: Mendy K. Elliott, Director, Department of Business & Industry

State of Nevada, Department of Business & Industry
REAL ESTATE DIVISION
Quarterly Summary of Disciplinary Actions
Reporting for 1st Quarter of calendar year 2007

REAL ESTATE COMMISSION DISCIPLINARY ACTIONS - 01/01/07-03/31/07												
NAME	LICENSE #	CASE #	HEARING DATE	CASE/STIP	FINE	DIV COSTS	EDUCATION	DUE DATE	DATE PAID	AMOUNT PAID	VIOLATION	OTHER
Commonwealth Companies	None	N05-11-09-044	1/9/2007	C	\$184,812.57	N/A	N/A	9/3/2007			Unlicensed activity.	Responsible jointly with Hudler and Holl for fine. Petition for Reconsideration denied by REC on 2/27/07.
Hudler, Martin	None	N05-11-09-044	1/9/2007	C	\$184,812.57	N/A	N/A	9/3/2007			Unlicensed activity.	Responsible jointly with Hudler and Holl for fine. Petition for Reconsideration denied by REC on 2/27/07.
Holl, Norman	None	N06-11-10-049	1/9/2007	C	\$184,812.57	N/A	N/A	9/3/2007			Unlicensed activity.	Responsible jointly with Hudler and Holl for fine. Petition for Reconsideration denied by REC on 2/27/07.
Saavedra, Florante	S.0048664	S04-03-31-250	2/6/2007	C	\$35,000	\$3,308	N/A	10/3/2007			NRS 645.235F(2003); NRS 645.630(1)(h); NRS 645.633(1)(b); NRS 645.633(1)(h); Unlicensed activity (property management); negligence.	Did not appear for hearing; License is revoked, must appear before the Commission before any new license is issued. Order packet returned April 10, 2007 by Post Office marked Unclaimed.
Floyd, Barry	B.0022854 INDV	S06-03-08-335	2/6/2007	S	\$7,500	N/A	6 hrs Ethics 6 hrs Broker Management	CE and fine 10/1/07			Failure to supervise	
Laplin, Shellee	BS.0027312	S06-09-18-102	2/6/2007	S	N/A	N/A	N/A	N/A	N/A	N/A	Property management without a permit	Respondent voluntarily surrendered license in lieu of other discipline
Devila, Miguel	S0043146	S06-12-08-217	2/6/2007	S	\$5,000	N/A	6 hrs Ethics 6 hrs Contracts	CE due 10/2/07 Fine due 4/4/08			NRS 645.630(1)(a) NRS 645.633(1)(b) NRS 645.252(1)(a) NRS 645.633(1)(h) NAC 645.605(6) NAC 645.605(10)	

Tungol, Vilma	BS 0062772	S06-04-16-383	2/6/2007	\$	\$1,500	N/A	6 hrs Ethics	CE and fine 10/2/07	NRS 645.633(1)(d)(2) NRS 645.635(5) (2003) NRS 645.630(1)(a) 2003 NRS 645.633(1)(b) 2003 NAC 645.525 NRS 645.633(1)(f) (2003) NAC 645.605(1) NRS 645.635(5) (2003) NAC 645.605(1) NRS 645.630 (1)(c) (2003) NRS 645.633(1)(b) NRS 645.280(2) (2003) NAC 645.605(1)(c) NRS 645.252(1)(b) NRS 645.633(1)(b) (2003) NAC 645.605(1)(f) NRS 645.630(1) NAC 645.600(1) NAC 645.600(2)	Respondent will not apply for a broker license or open or manage an office for a period of 2 years from the effective date of this Order -April 5, 2007		
Torres, Josue	S.0061056 LLC	S06-07-63-053	2/6/2007	\$	\$45,000	N/A	N/A	10/2/2007	Respondent's license is revoked. Respondent must appear before the NRS Commission and receive its approval before the issuance of any new license, permit or certificate. Division may institute debt collection for non- payment of fine			
Brillon, Harry	B0013655 CORP	S05-03-37-318	2/5/2007	\$	\$4,500	N/A	45 hr Broker Management class, pass exam	CE and fine 10/3/07				
REAL ESTATE ADMINISTRATOR ON BEHALF OF THE NEVADA REAL ESTATE COMMISSION PURSUANT TO NAC 645.695 - 01/01/07 - 03/31/07												
		CITY	DATE ISSUED	FINE \$ AMT.	DATE FINE DUE	DATE FINE PAID	AMOUNT PAID	BAL. DUE	C/E	DATE C/E DUE	DATE C/E COMPLETED	REASON FOR STIPULATION
		LAS VEGAS	12/7/2006	\$ 750.00	1/9/2007	1/9/2007	\$ 750.00	\$0	NONE	NONE	NONE	NRS 645.633
		LAS VEGAS	11/8/2006	\$ 1,000.00	12/14/2006			\$0	NONE	NONE	NONE	NRS 645.633 (1)(b)
		LAS VEGAS		\$ 500.00	2/2/2007			\$0	NONE	NONE	NONE	NRS 645.633
		LAS VEGAS	12/4/2006	\$ 500.00	1/9/2007			\$0	3 HRS CONTRACT LAW	1/9/2007	1/5/2007	NRS 645.633(1)(b)
		LAS VEGAS	12/18/2006	\$ 500.00	1/23/2007			\$200	NONE	NONE	NONE	NRS 645.633 (1) (b)
		LAS VEGAS	12/18/2006	\$ 500.00					NONE	NONE	NONE	NRS 645.633 (1) (b)
									NONE	NONE		NRS 645.633

	HEFETZ, SHAN RES 07-12-17-217	LAS VEGAS	1/16/2007	\$ 500.00	2/16/2007	2/13/2007	\$ 500.00	\$0	NONE	NONE	NONE	NRS 645.550 (3)
	HOUSE, EDWARD RES 07- 11-20-196	LAS VEGAS	2/2/2007	\$ 500.00	3/5/2007	2/26/2007	\$ 500.00	\$0	NONE	NONE	NONE	NRS 645.633
	HOUSE, SHARON RES 07-11-20-196	LAS VEGAS	2/3/2007	\$ 500.00	3/5/2007	2/26/2007	\$ 500.00	\$0	NONE	NONE	NONE	NRS 645.633
	MILLSOP, MELISSA S07-07-10-010 2 OF 4	LAS VEGAS	1/30/2007	\$ 1,000.00	5/8/2007	2/9/2007	\$ 250.00	\$500	NONE	NONE	NONE	NRS 645.633 1(i)
	BOURGEOIS, LINDA RES07-11-07-183	LAS VEGAS	2/15/2007	\$ 500.00	3/15/2007	3/9/2007	\$ 500.00	\$0	NONE	NONE	NONE	NRS 645.630 1 (a)
	MCEWEN R. JOHN RES 07-02-21-276	LAS VEGAS	3/16/2007	\$ 250.00	4/16/2017	3/21/2007	\$ 250.00	\$0	NONE	NONE	NONE	NRS 645.580
	REGINA, FRANK S07-12-20-220	LAS VEGAS	2/26/2007	\$ 250.00	3/28/2007	3/30/2007	\$ 250.00	\$0	NONE	NONE	NONE	NRS 645.580
	WRIGHT, LUTHER S07-12- 19-219	LAS VEGAS	3/5/2007	\$ 250.00	4/5/2007	3/30/2007	\$ 250.00	\$0	NONE	NONE	NONE	NRS 645.680
NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE DISCIPLINARY ACTIONS - 01/01/07-03/31/07												
NAME	LIC #	CASE #	HEARING DATE	FINE	COSTS	EDUCATION	EFF DATE	☐ DUE DATE	☐ DATE PAID	AMOUNT PAID	VIOLATION	OTHER
APPRAISAL ADVISORY REVIEW COMMITTEE DISCIPLINARY REPORT - 01/01/07-03/31/07												
NAME	LIC #	CASE #	Conference Date	FINE	COSTS	EDUCATION	OTHER	EFF DATE	DUE DATE	DATE PAID or COMPLET ED	AMOUNT PAID	VIOLATION
Colabelli, Jan	A.0005922-CR	07.003.S	3/27/2007	N/A	N/A	N/A	Voluntary surrender of license	6/4/2007	N/A	N/A	N/A	USPAP Standards Rules: 1-1(a)(b)(c); 1- 4(a); 2-1(a)(b); and 2-3 Respondent failed to disclose the golf course views of the comparable sales and failed to adjust for those views; certified that she had personally inspected the interior of the subject and all the comparable sales which she admitted in the Committee meeting that she had not.

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Hubbs, Colleen	A.0000175-CR	06.075.S	3/28/2007	N/A	N/A	N/A	Voluntary surrender of license	6/4/2007	N/A	N/A	N/A	USPAP Standards Rules: 1-1(a)(i)(C); 1-4(a); 1-6(a); 2-1(a)(i). Respondent did not use the most comparable sales available and made a series of errors in the report which made the appraisal misleading.
Schoenrock, Pamela	A.0006504-RES	06.075.S	3/28/2007	N/A	N/A	N/A	Minimum 14 hours in Residential Sales Comparison Approach within 6 months of the approval of the stipulation.	7/17/2007	1/4/2007			USPAP Standards Rules: 1-1(a)(i)(C); 1-4(a); 1-6(a); 2-1(a)(i). Respondent did not use the most comparable sales available and made a series of errors in the report which made the appraisal misleading.
Rowland, Michael	A.0005581-RES	07.014.S	3/28/2007	N/A	N/A	N/A	14 hour Sales Comparison Approach course.	7/17/2007	1/14/2008			USPAP Standards Rule 1-1(a)(i); 1-4(a); 2-1(a)(i)(b). Made a series of errors in the report which made the appraisal misleading and failed to use comparable sales that were more similar to the subject.
Cox, Kenneth	A.0006593	06.078.S	3/28/2007	N/A	N/A	N/A	14 HOUR Res Sales Comparison Approach course.	7/12/2007	1/14/2008	N/A		USPAP Standards Rules: 1-1(a)(i); 1-4(a)(b); 1-6(a); 2-1(a)(i)(b). Made numerous errors in the report which made the appraisal misleading. The adjustments were not supported by the market, the cost approach was not completed properly and there was no mention in the report the subject had a workshop/storage/garage facility.
Leften, Nicole	Intern at time of appraisal	06.078.S	3/28/2007	N/A	N/A	N/A	14 HOUR Res Sales Comparison Approach course.	7/12/2007	1/14/2008	N/A		USPAP Standards Rules: 1-1(a)(i); 1-4(a)(b); 1-6(a); 2-1(a)(i)(b). Made numerous errors in the report which made the appraisal misleading. The adjustments were not supported by the market, the cost approach was not completed properly and there was no mention in the report the subject had a workshop/storage/garage facility.