

## Executive Committee of the Real Property Law Section of the State Bar of Nevada

April 17, 2012

Attendees: Michael Buckley (MB), Angela Otto (AO), Chris Childs (CC), Craig Howard (CH), DeArmond Sharp (DS), Doug Flowers (DF), Elizabeth Fielder (EF), Karen Dennison (KD), Mandy Shavinsky, Mary Drury (MD), Pierre Hascheff (PH), Sandra Turner and Section Members Shawn Pearson. Deborah Hayes, legal secretary at Jones Vargas, took the minutes for the meeting.

Absent: Carolyn Ryon, Colleen Dolan, Joyce Smetanick, Layne Butt, Matt Watson and Sandra Turner

<b>Agenda Item</b>	<b>Discussion</b>	<b>Action and Recommendations</b>	<b>Person(s) Responsible</b>	<b>Target Date</b>	<b>Status</b>
Approval of March 15, 2012 minutes	The minutes were not available due to the change in secretarial staff.	The March 15 <sup>th</sup> minutes will be approved at the next meeting along with the April 17 <sup>th</sup> minutes.	MB	5/17/12	Open
Treasurer's Report	Real Property Section had \$9,800 in the bank. Deferred for the rest of the year is another \$5,300.	N/A	DS	N/A	Closed
CLE Programs	Professionalism in a Box	Will wait to hear how everything went until after the program.	DS and MD are assisting with the Las Vegas session and EF and DF are assisting with the Reno session.	April 19 <sup>th</sup> in Las Vegas and April 20 <sup>th</sup> in Reno.	Open

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State Bar Annual Meeting	MEB has been trading calls with Jami so he has nothing to report there. Lori Wolk asked if we could do our presentation on our revised SB 402 at the Annual Meeting. That would be when it would go before the Board of Governors.		MB will do the presentation if no one else is going to be at the Annual Meeting	June 28 <sup>th</sup> – June 30 <sup>th</sup>	Open
Listserv	MB continued to report that large documents cannot be sent as attachments on the listserv.	AB should follow-up with Lori Wolk to see if anything can be done about this.	AB.	N/A	Open
AB 402 & AB 284	KD and MW made a proposal to Keith Monroe regarding minor changes to the affidavit, including the matter of lost or destroyed Notes, clarification that it is the person who is entitled to enforce the obligation that is the key and not actually holding the original signed Note.	KD will want to follow-up with Keith Monroe, who said he would take the RPS ideas to the legislative counsel bureau.	KD and MW	N/A	Open

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Legislation Committee AB273 and AB284 con't	MB and KD had a meeting with Marcus Conklin regarding AB 273. They discussed the availability of PMI insurance, the 6 month statute of limitations not applying to short sales on 1 <sup>st</sup> DOT if there is no agreement between the parties and the matter of the cancelation indebtedness income and the fact that in most cases that tax liability on income due to Section 2 and 5 is not dischargeable in bankruptcy. KD e-mailed Marcus Conklin an electronic version of the RPS talking points on AB 273.	Follow-up with Marcus Conklin and	KD and MB	N/A	Open
Common Interest Committee Meeting	At the next meeting discuss the best way to approach working with Jean McPeters regarding 116 Public Offering Statements versus 119 Property Reports.	N/A	DF	4/24/12	Open

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Natural Resources Committee	Meeting with Paul Taggert, a subcommittee member who was one of the attorneys for Southern Nevada Water Authority regarding the transfers or water down to Las Vegas. He is going to give a debriefing on the case. There is 30 days to appeal which would come up on April 23 <sup>rd</sup> where it would go to District Court and then Supreme Court. Mr. Taggert will not be giving an opinion nor a status regarding an appeal.	N/A	CH	4/19/12	Open
Commercial Leasing Committee	Commercial Landlord Tenant Guide is being published and the Commercial Leasing Committee will have an opportunity to assist with the drafting. If anyone knows of someone who will be interested in working on this with the Publication Committee.	Possibly send out a notice on the listserv soliciting help from anyone who might be interested in working on the Commercial Landlord Tenant Guide.	CC in the absence of MW. (EF said that she might be interested in assisting.)	N/A	Open
[The name of this committee was never mentioned]	Dawn Cica had a question regarding Guarantors waive the requirement that the deficiency be limited to fair market value of the property based on all of the outstanding litigation on AB 273.	It was recommended that a blurb be sent out on this. She was also told to check the 1 <sup>st</sup> blurb that DF sent out which can be found on the website.	MD and AO	N/A	Open

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Mike Rubin Lecture	MD reported that the Business Law Section agreed to cover 2/3 of the cost of the lecture for a one hour program. Mr. Rubin has offered a second hour on a 2 <sup>nd</sup> topic at a substantially lower price. (Working out the logistics Mr. Rubin's presentation, his travel expenses (wife) and how to include both Northern and Southern NV seminars. (There is question regarding paying for Mr. Rubin's wife's airfare but it was found to be mentioned in his initial proposal in subsection 3.)	Need to decide if there are going to be two presentations on one day or on a Friday/Saturday venue. DS is authorized to make the initial deal for one hour in LV and we are still trying to work out the details on the 2 <sup>nd</sup> hour. It also decided to go ahead on the technology topic. Can they get the Smith Center? AO will try to help and get the Smith Center for location.	AS and MD	September 21, 2012 (Friday)	Open

There being no further business and the meeting adjourned at 5:05 p.m. The next meeting will be held on May 17, 2012, at 4:00 p.m.

Note: These minutes are not intended to be verbatim, but rather reflect the general content of the meeting and action item.