

**MINUTES OF THE JANUARY 30, 2008 MEETING OF THE
REAL ESTATE LAW COMMITTEE**

1. In attendance were Mary Drury, De Armond Sharp via teleconference, Karen Dennison, Doug Flowers, Matt Watson, and Michael Buckley. De Armond participated via telephone. The meeting took place at the offices of Jones Vargas, 3773 Howard Hughes Pkwy, Las Vegas, Nevada 89169 and 100 West Liberty Street, 12th Floor, Reno, Nevada 89504 via video conferencing. The meeting commenced at 4:16 p.m. Shawn Jolley, legal secretary at Jones Vargas took the minutes for the meeting.

2. The Bylaws of the Executive Committee Real Property law Section of the State of Nevada were reviewed. The initial general membership meeting as written in Article IV Section 1 was discussed. There is a State Bar Annual Meeting in Santa Barbara coming up. Committee agreed to make announcement there. Mr. Buckley indicated that he would determine when Santa Barbara State Bar Meeting will take place. Mr. Buckley suggested that the committee review the bylaws and make comments to be discussed at the next meeting.

3. The committee agreed upon the election of Officers. Michael Buckley is elected as Chairman; Karen Dennison is elected as vice-chairwoman; Matt Watson is elected as Secretary; De Armond Sharp is elected as Treasurer; Mary Drury is elected as the chairwoman for the Substantive law sub-committee; Doug Flowers is elected Chairman for the membership sub-committee; and Layne Butt is elected as the chair for the CLE sub-committee. The term of office is one year. Any changes will be made at the next annual meeting. De Armond requested that an email address list for all committee members be circulated.

4. The committee agreed that the Executive Committee meeting shall take place on a monthly basis with meetings on the third Tuesday of each month at 4:00 p.m. and shall not go past 6:00 p.m. Further, February 19, 2008, shall be the date for the next meeting. The location shall be 3773 Howard Hughes Pkwy, Las Vegas, Nevada 89169 and 100 West Liberty Street, 12th Floor, Reno, Nevada 89504 via video conferencing.

5. No Fiscal Matters were discussed.

6. The Annual Meeting Program was discussed. Currently there are 20 members of the Real Estate Section of the state bar. Mary Drury suggested that someone discuss with Suzanne W. at the state bar the possibility of streamlining the process for members to join the section. Further, the committee provided the following ideas for CLE seminars and presentations to offer the members of the bar:

- New statutes regarding the condo-hotel issue/bill. Clearly explain what condo-hotels are and what they are not; and the pros and cons to purchasing a condo-hotel.
- "Professionalism in a Box" (ethics specific to real estate). This program is already established and has very good materials already prepared. Can be found on ACREL website. De Armond agreed to email or send the materials to the committee members.
- Mortgage defaults in this sub-prime, foreclosure climate; the 80-440 law which restricts making stated income loans; and the bill regarding foreclosures. Karen wrote a book on foreclosures and presented a CLE. Mr. Buckley offered to help with the mortgage CLE presentation. Mary Drury offered to help as well.

7. Mr. Buckley indicated that an Article in the Nevada Lawyer is due February 15, 2008 and should contain 1500 words. Mr. Buckley solicited the group for their ideas. Ideas that were offered were: an introduction of the real property law section of the Nevada Bar, explaining generally what it offers members of the bar. Mr. Buckley agreed to draft the article for submission before the next meeting.

8. Karen Dennison voiced her concern that real estate lawyers in Nevada do not have proper visibility. The committee agreed that visibility should be raised in the community and in the bar by

publicizing the existence of a real estate section. Ideas to "get the word out" were offered, such as: sending out monthly informative emails to bar members; submitting a real property blurb or article for the state bar newsletters that are emailed monthly. Mary Drury suggested working with the law school to set up a legal research/legal writing contest for students and/or a mentor/mentee program, as well as offering the students an opportunity to join the real estate section. Mr. Buckley suggested that Mary Drury contact the professor and invite him to the next meeting. Mr. Buckley offered to discuss same with Rick Rawson, a professor at UNLV.

It was suggested that another way to "get the word out" is to expand the executive committee to include more members and form sub-committees. such as:

- Common Interest Communities
- Natural Resources
- Water Law
- Land Use
- Development
- Construction
- Lending
- Bar Journal like unto the California Bar Journal which Publishes 10 Top Real Estate Cases Each Year. The two cases in Nevada last year were: Chapter 116 case Boulder City and Disclosure in Mt Charleston regarding mold.

Further, the committee agreed that the best way to form the sub-committees was to first recruit a practitioner with a specialty into the committee and form the sub-committee around that person and his/her specialty. The committee agreed to discuss these possible sub-committees and the people that the committee may ask to help or head up the sub-committee.

9. The legislative proposals were deferred to the next meeting.

10. It was agreed by the committee that a goal of the next meeting was to increase the size of the executive committee would be expanded to 12. Mr. Buckley suggested to the group to find two more attorneys in the north and 3 more attorneys in the south in an effort to keep the committee balanced. A list of real estate attorneys in Nevada was presented. At the next meeting, all committee members will bring a list of lawyers to nominate to become part of the executive committee. Matt agreed to contact an attorney in his firm; Karen agreed to contact Craig. Mr. Buckley agreed to contact Sandy Turner and Jennifer H., Matt agreed to call Chris. Doug agreed to contact Shawn W. Mr. Buckley agreed to contact Dave and Elizabeth. Karen agreed to contact Pierre. De Armond will contact Tom Erwin. Terry Kerr. Terry Jones, Mandy, Paul from KKBR, Mark. Jennifer H., and Tabitha Keech were all submitted as possible members of the executive committee. Mr. Buckley will circulate a final list of executive members for the committee to review and approve.

11. Mr. Buckley will have prepared a task list and have it emailed to all members before the next meeting.

12. The next executive committee meeting is schedule for February 19th, 2008 and will be held at 3773 Howard Hughes Pkwy. Las Vegas. Nevada 89169 and 100 West Liberty Street. 12th Floor. Reno, Nevada 89504 via video conferencing.. The agenda shall contain issues pertaining to expanding the committee, legislative issues, approval of the bylaws, and the annual meeting agenda.

The meeting was adjourned at 5:24 p.m.