

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

March 19, 2013

Executive Committee Member Attendees: Michael Buckley (MB), Chris Childs (CC), Karen Dennison (KD), Colleen Dolan (CD), Elizabeth Fielder (EF), Doug Flowers (DF), Craig Howard (CH), Angela Otto (AO), Mandy Shavinsky (MS), Sandra Turner (ST) and Matt Watson (MW).

Section Member Attendees: Charles T. Cook (CTC) and Lance C. Earl (LCE) and Wilbur M. Roadhouse (WMH).

Absent: Mary Drury (MD), Pierre Hascheff (PH), Shawn Pearson (SP), DeArmond Sharp (DS) and Matt Watson (MW).

Adar Bagus, legal secretary at Fennemore Craig Jones Vargas, took the minutes for the meeting.

AGENDA ITEM	DISCUSSION	ACTION AND RECOMMENDATIONS	PERSON(S) RESPONSIBLE	TARGET DATE	STATUS
Minutes	There were no comments or changes requested for the February 19, 2013 minutes.	Recommended for approval.	MB	N/A	Approved
Bylaws (Who elects the Officers, the General Membership or the Executive Committee.)	Original Bylaws say, "The General Membership shall elect Executive Officers by a majority vote at the annual meeting." (Article 7) This was deleted and the language remaining in the 1 st Amended Bylaws now says, "The Executive Committee shall elect the officers from among the Committee Members." (Article 6) MW did notice a few other items:	By amending and restating section 7 we got rid of the conflict. Do we want to amend	MW	N/A	Open

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Bylaws Continued	<p>1. The end of the Bylaws addresses legislative issues. In Article 2 "Purpose" the 4 items that list what Sections can do does not list legislative issues. Do we need to add that or is it implied?</p> <p>2. Page 8 Section 3 prohibits compensation of any member but excludes phone and copying expenses. Should we include travel?</p> <p>3. Section 4 "Miscellaneous" discusses in connection with legislative issues, "If the Executive Committee approves a draft legislation or the taking of a position pursuant to these Bylaws, the Executive Committee by and through the Chairperson or Vice Chairperson must present the draft legislation to the Board of Governors."</p>	<p>Article 2 to include legislative issues? MW will try to craft a new subsection E to reference back.</p> <p>Yes</p> <p>It was agreed that this should be changed to, "any member of the Executive Committee."</p>			
Treasurer's Report	<p>January's Report Revenue of \$400 Remaining Deferred Revenue \$4,400 Carried Forward \$11,235 Legislative Meet & Greet spent</p>	N/A	DS, MB and KD	N/A	N/A

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Treasurer's Report Continued	\$851. \$1,250 was the budget so we were under budget.				
Legislative Reception Recap	Had to move from Wednesday to Thursday because of Senator Reid visit. Found that a lot of legislators were leaving town on Thursday night. Should we continue to do the Meet & Greet for the next session?	N/A	KD	N/A	Closed
Proposed Legislation	<p>CIC submitted amendments and reasoned explanations on AB 34 and SB 222. On both they would like to work with the people in the industry who are working on those Bills. Finance has provided comments on SB 160 but we don't have any hearing scheduled yet.</p> <p>MB met with Gail Anderson and Michelle Briggs regarding AB 34. It is an executive department bill so it cannot be seen until it is introduced. Bill was put together at the direction of the then current head of B&I. This process of limited input. They are willing to work with people on the bill, but they want to keep the referee program.</p>	N/A	KD	N/A	Open

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<p>Proposed Legislation Continued</p>	<p>AB 300 (Assemblyman Frierson)</p> <p>AB 274 addresses consequences of assigning the loan. Watching how closely this matches up to current litigation.</p> <p>SB 321 "Homeowner Bill of Rights" opens up criminal penalties.</p> <p>SB 278 Expedited Foreclosure Bill on Residential Properties</p>	<p>Frank Laforge, part of the Finance Committee, is watching to see how cases in front of the Supreme Court are dealing with these issues. Should we be doing this too? Is anyone interested? Should we roll out our unintended consequences AB 273 renamed? Should we ask Frank Laforge to put together a bullet point memo of the policies/issues to consider that have been raised by the Supreme Court Briefs on both sides. – Yes.</p> <p>Is this too heavy handed?</p> <p>MS will find out if this is following models in IL and NJ. LCE will send copies of the LV and NLV ordinances regarding identifying homes up for foreclosure.</p>	<p>KD & DF</p>		

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Proposed Legislation Continued	SB 280 (Section 11) Creates a right of redemption for the owner. Is it worthy to have a clarification. CTC would like clarification on if the 1 st Deed of Trust eliminated by the foreclosure of an HOA lien.				
Document Assembly	Lori Wolk sent an e-mail regarding this.				
Northern NV Seminar	See if Judge Zive would be willing to speak at a presentation regarding bankruptcy attorney missteps and what could have been done better. He is available the 19 th of September or the 15 th of October.	It was agreed that we should go ahead and get in touch with Judge Zive.	CH & KD	September 19 th or October 15 th .	Open
COMMITTEE REPORTS					
• Land Use	N/A	N/A	PH	N/A	N/A
• Natural Resources	Quarterly meeting the previous week and Water Rights are becoming a hot topic regarding the interconnection between the ground water and the surface water and conflicts between the 2.	N/A	CH	Open	N/A
• CIC	See Proposed Legislation.	N/A	KD & MB	N/A	N/A

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• General Real Estate	N/A	N/A	MD	N/A	N/A
• Professionalism	N/A	N/A	DS	N/A	N/A
• Legislation	See Proposed Legislation.	N/A	KD	N/A	N/A

Meeting adjourned at 5:08 p.m. on March 19, 2013.