

**STATE BAR REAL PROPERTY SECTION
EXECUTIVE COMMITTEE MEETING**

**AGENDA
May 20, 2014**

Location: Teleconference (Dial-in: 1-877-594-8353; Passcode: 15858942)

Roll Call and establish quorum and minute keeper.

1. Review and approve Minutes of April 15, 2014.
2. Treasurer's Report (D. Sharp).
3. Real Property Section Fall Social Event (All members). Add Annual Meeting, CLE?
4. ONE Campaign Auction Item.
5. 2015 Legislative Proposals ("Fixes") See last page for a current list of the suggested fixes. Discuss any specific proposals.
6. Executive Committee Members Whose Terms Expire in 2014: Dolan, Colleen, Fielder, Elizabeth, Howard, Craig, Otto, Angela, Turner, Sandra. Pierre Hascheff (2015). Nominating Committee?
7. Annual Meeting CLE. HOA and Mortgage Lien Priorities.
Reimbursement?
8. Current Matters of Interest to Section Members (i.e., Committee Members should bring to attention of Committee, including new or previously overlooked statutes or regulations, recent decisions, laws, news (e.g., foreclosures, lawsuits, actions by governmental agencies, etc.), etc. (All members).
9. Committee Reports (Members/Meetings/Legislative Proposals):
 - a. Land Use: _____
 - b. Natural Resources: Craig Howard
 - c. Common Interest Communities: Karen Dennison and Michael Buckley
 - d. Real Estate Finance: Doug Flowers (including Opinions)
 - e. Commercial Leasing: Matt Watson
 - f. General Real Estate: Mary Drury
 - g. Professionalism – DeArmond Sharp
 - h. Legislation – Karen Dennison

Upcoming Date / Events

2014

- June 17 Executive Committee Meeting
- July 10 -12 Annual Meeting, Newport Beach
- August1 Deadline for Legislative Proposals to BOG
- August ? Annual Section Meeting

2015 Legislative Proposals ("Fixes")

1. NRS 107.080. There needs to be a clarification in what is meant by a "local telephone number" in a new affidavit requirement. (MW)
2. NRS 40.433. Additional reference to NRS 116B. (MB)
3. There is a discrepancy between the foreclosure mediation program as applied to the judicial foreclosure statutes and the power of sale statutes. (AO)
4. It has been suggested that there is an issue on 40.495(4) on the fair market value statute. The statute doesn't contemplate instances where there might be a suit against the guarantor where there is not sale of the property planned. (DF)
5. NRS 116.3116. There will be clarification regarding super priority on the next legislative agenda and we might want to make ourselves available to the legislature. (KD)
6. NRS 40.4306 Dawn Cica
7. Sandpoint Decision clarification. (Frank Flansburg?)
8. BFP Statute will be addressed by the Nevada Title Association in 2015.
9. Review of NRS 107.400 for consistency. (____)
10. Review NRS 116 for Successor Developer Issue (e.g. after foreclosure) (MB)
11. Homeowner Bill of Rights. NRS 107.460. Should all who have less than 100 foreclosures a year be exempt? (MW/ Emilia Cargill)
12. NRS 100.091. Amend to conform to RESPA.

M. Buckley:

NRS 40.433 “Mortgage or other lien” defined. As used in NRS 40.430 to 40.459, inclusive, unless the context otherwise requires, a “mortgage or other lien” includes a deed of trust, but does not include a lien which arises pursuant to chapter 108 of NRS, pursuant to an assessment under chapter 116, **116B**, 117, 119A or 278A of NRS or pursuant to a judgment or decree of any court of competent jurisdiction.