

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

(Via Teleconference)

**MINUTES
May 20, 2014**

Present: Michael Buckley, Chris Childs, Karen Dennison, Colleen Dolan, Elizabeth Fielder, Craig Howard, Angela Otto, Shawn Pearson, Matt Watson (Quorum)

Absent: Mary Drury, Doug Flowers, Pierre Hascheff, DeArmond Sharp, Mandy Shavinsky, Sandra Turner

Meeting commenced at 4 p.m. Also present: Diana Cline, Will Wright

1. Minutes of April 15, 2014 approved.
2. Treasurer's Report. Michael Buckley presented April P&L. \$14,923.25 on hand, \$4,534.54 deferred.
3. Real Property Section Fall Social Event. M. Buckley raised the issue of combining this with basic CLE from top practitioners and combining with annual meeting, though annual meeting would be difficult since all would need to participate. Keep on agenda.
4. ONE Campaign Auction Item. Michael Buckley mentioned proposed donation of Circus Circus Gift Certificate and membership in Section. No objections. Those who wish to contribute should send their \$25 to Michael Buckley.
5. 2015 Legislative Proposals ("Fixes") See attachment for a current list of the suggested fixes. Michael Buckley's amendment to NRS 40.433 discussed. Angela Otto walked through her amendments conforming mediation process for trustee's sales to judicial foreclosure. Mandy Shavinsky sent a message that Aaron Ford in her firm is willing to sponsor the NRS 116B clean up language that did not get introduced in 2013. Karen Dennison noted that Real Estate Finance and CIC committees need to meet before next EC meeting to discuss possible legislation.
6. Executive Committee Members Whose Terms Expire in 2014: Colleen Dolan, Elizabeth Fielder, Craig Howard and Angela Otto all indicated a willingness to serve for another 4-year term. Michael Buckley will follow up with Sandi Turner.
7. Annual Meeting CLE. Michael Buckley indicated he has been in contact with speakers (Diana Cline, Jackie Gilbert, Ariel Stern, Rick Gordon and Will Wright) for HOA and Mortgage Lien Priorities program. He has scheduled a conference call with the speakers this week to discuss the program..

Reimbursement. Michael Buckley stated in the past the Section has followed the Board of Governors policy. EC agreed for those speakers not already planning on attending. He will obtain this information and circulate for approval.

8. No new matters to report on Current Matters of Interest to Section Members .
9. No Committee Reports.

Meeting adjourned at 4:35 p.m.

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.