

STATE BAR REAL PROPERTY SECTION EXECUTIVE COMMITTEE MEETING

(Via video and teleconference)

MINUTES November 18, 2014

Present: Michael Buckley, Chris Childs, Karen Dennison, Colleen Dolan, Elizabeth Fielder, Doug Flowers, Craig Howard, Angela Otto, Shawn Pearson, DeArmond Sharp, Mandy Shavinsky, Sandra Turner (Quorum). (Michael Buckley was present at the Fennemore Craig Jones Vargas conference room in Las Vegas, which was video-linked to the firm's conference room in Reno, where Elizabeth Fielder and Craig Howard were present.)

Absent: Colleen Dolan, Mary Drury, Pierre Hascheff, Matt Watson.

Meeting commenced at 4 p.m.

1. Minutes of October 21, 2014 meeting approved.
2. Treasurer's Report (D. Sharp). Section has about \$19,000 on hand.
3. The Section's 2015 Legislative Proposals have now been grouped into four BDRs: BDR 1 deals with NRS Chapters 40 and 107; BDR 2 deals with Association lien notices, association's right of redemption from tax lien and transfer of special declarant rights; BDR 3 deals with association governance issues; and BDR 4 deals with NRS 116B. Additional changes were discussed and approved to BDR 1 involving lost note declaratory relief actions and wording on the definition of an "application" under NRS 40.455. De Sharp has spoken with Senator Greg Brower, Chair Judiciary Committee, and will get drafts of BDRs 1, 2 and 3 to him. He has agreed to consider sponsoring the legislation. Mandy Shavinsky has discussed BDR 4 with Senator Ford who is expected to be willing to introduce this proposal.
4. Annual Meeting. The agenda for the annual meeting, to take place immediately after this Executive Committee meeting, was reviewed.
5. The EC discussed and approved appointing Joan Wright to the EC, but agreed to defer this decision until after the initial appointments to the Court of Appeals have been made, expected to be sometime in early December.
6. Michael Buckley reviewed his comment letter on the Uniform Commercial Real Estate Receiverships Act.
7. De Sharp has discussed with Greg Brower the introduction of the Uniform Voidable Transactions Act as an amendment to the existing Uniform Fraudulent Transaction Act. The EC agreed to support the amendment.

8. Members discussed the following CLE and social events.
 - a. Annual Meeting. De Sharp said that the State Bar has today approved both of the Section's submittals (made by De on behalf of the Section) for the Annual Meeting. The two proposals are (1) a reprise of an ACREL presentation on the Cloud, to be presented by the ACREL member who presented in Boston; and (2) a presentation of the "fallout" from the Supreme Court decision involving HOA and mortgage lien priorities (Karen Dennison and Michael Buckley are responsible for this program).
 - b. Spring CLE. The EC supported a program to be held in March in Reno and Las Vegas. The topics would be three presentations of approximately one hour each on (1) Title Insurance (Julie Skinner), (2) Construction Contracts (John Kofron) and (3) Green Contract provisions (speaker to be determined). Program will be in the afternoon followed by a Section social event.
9. Michael Buckley agreed to follow up with Bob Gronauer and Paul Larsen about reinstating the land use Committee.

Meeting adjourned at 5 p.m.