BEFORE THE REAL ESTATE COMMISSION

STATE OF NEVADA

SHARATH CHANDRA, Administrator, REAL ESTATE DIVISION, DEPARTMENT OF BUSINESS & INDUSTRY, STATE OF NEVADA, Petitioner, vs. ANGELA POWERS-ARMSTRONG, (B.0145690.LLC) Respondent.	Case No. 2023-493 FILED FEB 27 2024 REAL ESTATE COMMISSION BY Kelly Valadez

STIPULATION AND ORDER FOR SETTLEMENT OF DISCIPLINARY ACTION

This Stipulation for Settlement of Disciplinary Action ("Stipulation") is entered into by and between the State of Nevada, Department of Business and Industry, Real Estate Division ("Division"), through its Administrator Sharath Chandra ("Petitioner"), by and through their attorney of record, Christal Park Keegan, and Angela Powers-Armstrong ("RESPONDENT").

RESPONDENT, at all relevant times mentioned in this Complaint, was and is presently licensed as a Broker under license number B.0145690.LLC. RESPONDENT is, therefore, subject to the jurisdiction of the Division and the Commission, and the provisions of NRS Chapter 645 and NAC Chapter 645.

SUMMARY OF FACTUAL ALLEGATIONS SET FORTH IN THE COMPLAINT

1. RESPONDENT'S broker's license was first issued in 2019. *NRED 000006.*

2. In 2020, RESPONDENT timely submitted her mandatory broker annual reporting Form 546A. *NRED 000002.*

3. In 2021, RESPONDENT failed to submit her mandatory broker annual reporting by the expiration month of her broker's license (May 31, 2021). *NRED 000003.*

4. Therefore, on June 10, 2021, and again on June 22, 2021, as a courtesy, the Division informed the RESPONDENT it would not issue an administrative fine if she submitted her form. *NRED 000003 – NRED 000004.*

5. On July 14, 2021, the Division received the RESPONDENT'S Form 546A late. *NRED 000002.*

6. In 2022, RESPONDENT timely submitted her mandatory broker annual reporting Form 546A.

7. But in 2023, the RESPONDENT again failed to timely submit her mandatory broker annual reporting to the Division. *NRED 000008 – NRED 000009.*

8. Therefore, on or about June 23, 2023, the Division sanctioned the RESPONDENT for her repeated failure to submit her Form 546A and issued an administrative fine of $250. *NRED 000008 – NRED 000009.*

9. On or about August 2, 2023, the RESPONDENT was once again informed of the Notice of Violation. *NRED 000010.*

10. On or about September 13, 2023, the RESPONDENT was informed the Division would proceed formally due to her failure to submit her required Form 546A and nonpayment of the $250 administrative fine. *NRED 000012.*

SUMMARY OF ALLEGED VIOLATIONS

1. Pursuant to NRS 645.633(1)(b), RESPONDENT violated NAC 645.806(3) for failing to submit Form 546A by the last day of her real estate license expiration month.

PROPOSED SETTLEMENT

In an effort to avoid the time and expense of litigating these issues before the Commission, the RESPONDENT does not contest the violations alleged, and the parties desire to compromise and settle the instant controversy upon the following terms and conditions:

1. RESPONDENT agrees to pay the Division a total amount of $1,198.16 ("Amount Due"), consisting of a $250.00 administrative fine imposed by the Division, the Division's pre-hearing costs and fees in the amount of $320.00, and the Attorney's pre-hearing costs and fees in the amount of $628.16.

   a. The Amount Due shall be payable to the Division in full within thirty (30) days after approval of this Stipulation by the Commission.

2. RESPONDENT and the Division agree that by entering into this Stipulation, the Division does not concede any defense or mitigation RESPONDENT may assert and that once this Stipulation is

approved and fully performed, the Division will close its file in this matter. The Division agrees not to pursue any other or greater remedies or fines in connection with RESPONDENT'S alleged conduct referenced herein. The Division further agrees that unless RESPONDENT fails to make timely payment, the Division will not bring any claim or cause directly or indirectly based upon any of the facts, circumstances, or allegations discovered during the Division's investigation and prosecution of this case.

3. RESPONDENT agrees and understands that by entering into this Stipulation RESPONDENT is waiving her right to a hearing at which RESPONDENT may present evidence in her defense, her right to a written decision on the merits of the complaint, her rights to reconsideration and/or rehearing, appeal and/or judicial review, and all other rights which may be accorded by the Nevada Administrative Procedure Act, the Nevada Real Estate Brokers and Salespersons statutes and accompanying regulations, and the federal and state Constitutions. RESPONDENT understands that this Agreement and other documentation may be subject to public records laws. The Commission members who review this matter for approval of this Stipulation may be the same members who ultimately hear, consider, and decide the Complaint if this Stipulation is either not approved by the Commission or is not timely performed by RESPONDENT. RESPONDENT fully understands that she has the right to be represented by legal counsel in this matter at her own expense.

4. Each party shall bear their own attorney's fees and costs, ***except*** as the Division's Attorney's pre-hearing costs provided above.

5. Approval of Stipulation. Once executed, this Stipulation will be filed with the Commission and will be placed on the agenda for approval at its next public meeting. The Division will recommend to the Commission approval of the Stipulation. RESPONDENT agrees that the Commission may approve, reject, or suggest amendments to this Stipulation that must be accepted or rejected by RESPONDENT before any amendment is effective.

6. Withdrawal of Stipulation. If the Commission rejects this Stipulation or suggests amendments unacceptable to RESPONDENT, RESPONDENT may withdraw from this Stipulation, and the Division may pursue its Complaint before the Commission. This Stipulation then shall become null and void and unenforceable in any manner against either party.

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7. Release. In consideration of the execution of this Stipulation, RESPONDENT for herself, her heirs, executors, administrators, successors, and assigns, hereby releases, remises, and forever discharges the State of Nevada, the Department of Business and Industry, and the Division, and each of their respective members, agents, employees, and counsel in their individual and representative capacities, from any and all manner of actions, causes of action, suits, debts, judgments, executions, claims, and demands whatsoever, known and unknown, in law or equity, that RESPONDENT ever had, now has, may have, or claim to have against any or all of the persons or entities named in this section, arising out of or by reason of the Division's investigation of this action, this disciplinary action, and all matters related thereto.

8. Indemnification. RESPONDENT hereby agrees to indemnify and hold harmless the State of Nevada, the Department of Business and Industry, Petitioner, the Division, and each of their respective members, agents, employees, and counsel, in their individual and representative capacities, against any and all claims, suits, and actions brought against said persons and/or entities by reason of the Division's investigation, this disciplinary action, and all other matters relating thereto, and against any and all expenses, damages, and costs, including court costs and attorney fees, which may be sustained by the persons and/or entities named in this section as a result of said claims, suits, and actions.

9. Default. In the event of default, RESPONDENT agrees that all her licenses shall be immediately suspended, and the unpaid balance of the administrative fine and costs, together with any attorney's fees and costs that may have been assessed, shall be due in full to the Division within ten calendar days of the date of default. Debt collection actions for unpaid monetary assessments in this case may be instituted by the Division or its assignee. RESPONDENT agrees that the foregoing suspension of her license shall continue until the unpaid monetary assessments are paid in full.

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10. RESPONDENT has signed and dated this Stipulation only after reading and understanding all terms herein.

DATED this 7 day of February 2024.

By: _____
ANGELA POWERS-ARMSTRONG
Respondent

DATED this 7 day of February 2024.

NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION

By: _____
SHARATH CHANDRA
Administrator

Approved as to form:

By: _____
CHRISTAL P. KEEGAN (Bar No. 12725)
Deputy Attorney General
5420 Kietzke Lane, #202
Reno, Nevada 89511
(775) 687-2141
Attorney for Real Estate Division

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SHARATH CHANDRA, Administrator, REAL ESTATE DIVISION, DEPARTMENT OF BUSINESS AND INDUSTRY, STATE OF NEVADA, Petitioner, vs. ANGELA POWERS-ARMSTRONG, (B.0145690.LLC) Respondent.	Case No. 2023-493

ORDER FOR SETTLEMENT OF DISCIPLINARY ACTION

The Stipulation for Settlement of Disciplinary Action having come before the Real Estate Commission, Department of Business and Industry, State of Nevada, during its regular agenda on February 20-22, 2024 and the Commission being fully apprised of terms and good cause appearing.

IT IS ORDERED that the foregoing Stipulation and Order for Settlement of Disciplinary Action, submitted by Petitioner and Respondent, is approved in full and shall become effective immediately.

Dated: February 27, 2024.

NEVADA REAL ESTATE COMMISSION

By: _____
President, Nevada Real Estate Commission

AARON D. FORD
Attorney General

By: epkeegan
CHRISTAL P. KEEGAN (Bar No. 12725)
Deputy Attorney General
5420 Kietzke Lane, #202
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