

Jim Gibbons, Governor

Margi Grein, Executive Officer

Fall/Winter 2008

**We're Going Electronic!**

Billboard will no longer be printed as a magazine. Future issues will be sent to contractors with e-mail addresses. Billboard issues will continue to be posted on the Board's website.

Make sure we have your correct e-mail address when you renew your license, or send it to: [nscb\\_news@lvcoxmail.com](mailto:nscb_news@lvcoxmail.com)

**Lien Waivers, Pay-If-Paid Struck By High Court**

By David F. Brown, Esq.  
Woodbury, Morris & Brown

The Nevada Supreme Court recently published its decision in the case of Lehrer McGovern Bovis vs. Bullock Insulation, 124 Nev. Adv. Op. No. 39. In the Bullock case, the court tackled two issues critical for contractors: *lien waivers* and *pay-if-paid clauses*. The court struck each

provision concluding that they "were unenforceable, based upon Nevada's public policy favoring the statutory right to a mechanic's lien."

The underlying facts are that Bullock entered into a subcontract with Bovis, which waived Bullock's lien rights regardless of whether Bullock received

(See Bovis, Page 4)

**Your Vote Does Make A Difference**

*"It's not the hand that signs the laws that holds the destiny of America. It's the hand that casts the ballot."*

— Harry Truman

Cindy Creighton, Executive Director  
Nevada Subcontractors Association

Participating in the democratic process is a privilege and responsibility we all share. It's not enough to register to VOTE,

we all need to do it.

With early voting taking place and Election Day just around the corner, the airwaves are awash in ads for political candidates, and our mailboxes are stuffed to overflowing.

"We The People" are responsible for what happens to us. And in a world of prepared speeches, sound bites, negative ads and daily poll reports, voters are left to separate truth from the fiction and the spin.

The 2008 election season is extraordinarily significant with multiple initiatives and referendums being proposed. To assist you in sorting through the



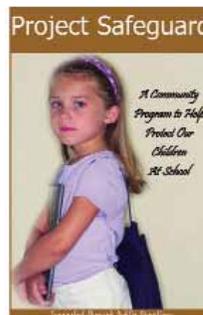
(See Vote, Page 4)

**Donations Needed To Help Schools**

**Inside This Issue**

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The Nevada State Contractors Board and the Washoe County School District are pleased to announce the start of "Project Safeguard," a community service project developed to help finance the installation of protective fences around elementary schools in the Reno/Sparks area.



Approximately \$40,000 is needed to fence six schools that include: Jesse Beck, Reno; Elmcrest, Reno; Drake, Sparks; Kate Smith, Sparks; Smithridge, Reno and Verdi, Verdi.

*For those wishing to contribute to "Project Safeguard," a bank account has been established at Well Fargo Bank.*

*You may go to any branch of Wells Fargo and donate to Bank Account Number 8045040790.*

# Across The Board

January 1, 2008 through June 30, 2008

## Investigations Division Compliance Investigations

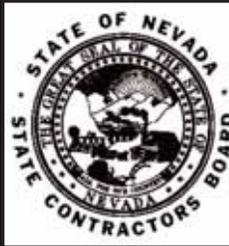
Investigations Conducted .....	1,902
Investigations Closed .....	1,778
Licenses Revoked .....	49
Fines Assessed .....	\$420,450
Investigative Costs Assessed .....	\$250,033.47
Recovery Fund Claims Awarded .....	\$673,795.57

## Criminal Investigations

Investigations Conducted .....	656
Investigations Closed .....	617
Felony Cases Filed .....	70
Criminal Complaints Filed with District Attorney .....	87
Citations Issued .....	134
Convictions .....	154
Restitution Ordered by Court .....	\$373,083.69
Fines Assessed by Court .....	\$42,633

## Licensing Division

New License Applications Received .....	1,752
New Licenses Issued .....	1,278
License Change Applications Received .....	3,203
Licensed Nevada Contractors .....	17,837



**Nevada State  
Contractors Board**

Jim Gibbons, Governor

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### Southern Nevada

2310 Corporate Circle, Suite 200  
Henderson, NV 89074  
Phone: (702) 486-1100  
FAX: (702) 486-1190

### Northern Nevada

9670 Gateway Drive, Suite 100  
Reno, NV 89521  
Phone: (775) 688-1141  
FAX: (775) 688-1271

### Website

[www.nscb.state.nv.us](http://www.nscb.state.nv.us)

### Mission Statement

"The Nevada State Contractors Board is committed to promoting integrity and professionalism in the construction industry of Nevada."

Art Nadler, Editor

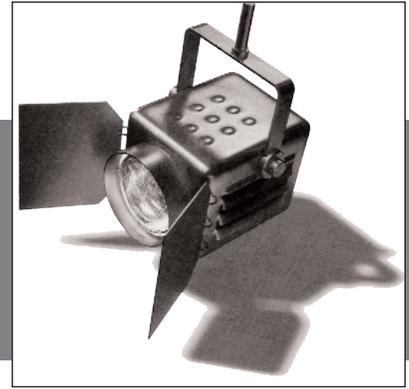
Ranya Botros, Editorial Assistant  
Phone: (702) 486-1139  
FAX: (702) 486-1176

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## Staff Spotlight

# Licensing Supervisor Pat Potter Retires After 15 Years At Board



Many contractors and Nevada State Contractors Board employees know Pat Potter as the Board's Southern Nevada Licensing Department supervisor. Quiet, thorough in her review of new license applications and deadpan serious when testifying at Board meetings. But much like Clark Kent's Superman alter ego - Pat Potter has a secret identity.

Back in the 1970s, you might have seen Pat rocketing across the Nevada desert, crammed behind the wheel of a single-seat off-road racing buggy. Then again, you could have spotted her at drag strips throughout Nevada, California and Texas, carefully keeping scores and times for some of the world's top racers. Famed dragster legends Don "Big Daddy" Garlett and Mickey Thompson were some of

(See Pat, Page 5)



Pat Potter and her husband, Ray, are restoring several antique cars

“ Pat has been an integral part of our Southern Nevada staff for many years. Her knowledge of the Las Vegas area and its residents has proven extremely valuable over the years. She is caring, compassionate, responsible and loyal. We will miss Pat's delightful sense of humor and her delicious banana-split cakes!”

— Margi Grein,  
Executive Officer

“ Pat has been an important part of our Southern Nevada office for the past 15 years. There are many adjectives to describe Pat – compassionate, knowledgeable, dependable and kind are just a few. She has a delightful sense of humor and great interpersonal skills. She has provided guidance to many employees, licensees and applicants over the years. Pat will be sorely missed - not only as a great employee, but as a wonderful friend.”

— Nancy Mathias,  
Administrator of Licensing

“ Pat has always impressed me as someone who always gave that little extra effort to assist the licensees with their problems. She really cared for the licensees, and made lifelong friends of many licensees.”

— George Lyford,  
Director of Investigations

“ It has been a pleasure working with Pat for the past 15 years. Through the years, we developed a close working relationship and shared many experiences and ideas. I will miss her kindness, compassion and her wonderful sense of humor. I wish her all the best.”

— Kathy Stewart,  
N. Nevada Supervisor of Licensing

# Bovis ...

(Continued from Page 1)

any payment. Additionally, the subcontract provided that Bovis had no obligation to pay Bullock, if it had not been paid by the Venetian Hotel.

The court struck the lien waiver because a “contractor has a statutory right to a mechanic’s lien for the unpaid balance of the price agreed upon for labor, materials, and equipment furnished.” The court further reasoned that the purpose of the lien statutes are to secure payment to those who perform labor, or furnish material to improve property of an owner.

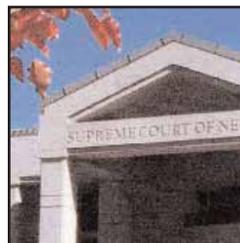
After tossing the lien waiver, the Court addressed the pay-if-paid provision. The court noted that Bullock’s subcontract predated the 2001 enactment of NRS 624.624-626, which made pay-if-paid provisions unenforceable; but found that “because a pay-if-paid provision limits a subcontractor’s ability to be paid for work

already performed, such a provision impairs the subcontractor’s statutory right to place a mechanic’s lien on the construction project.” The court would not enforce the pay-if-paid clause because it would limit contractors’ lien rights, which the court determined would violate Nevada’s public policy of securing payment for contractors.

The Court concluded that not every lien waiver violates public policy, and each lien waiver must be analyzed on a case-by-case basis by considering whether the waiver fails to secure payment for contractors. It seems then that in Nevada, only lien waivers issued in exchange for payment are enforceable.

The Bullock decision has its critics. While it benefits some contractors, it puts higher-tier contractors in a financial vice between non-paying owners and unpaid lower-tier contractors or material-men.

Under the Bullock case, in today’s market where owners are going under and lenders are refusing to disburse loan proceeds, the general contractor bears an extraordinary burden. What will be the ultimate, long-term effect of the Bullock case on contracting strategies in Nevada remains to be seen.



# Vote ...

(Continued from Page 1)

candidates and issues you can log onto the Nevada Secretary of State’s website:

[www.sos.state.nv.us/elections](http://www.sos.state.nv.us/elections).

Those looking for more local information in Clark County should access the Registrar of Voters website:

[www.accessclarkcounty.com/elections](http://www.accessclarkcounty.com/elections)

and in Washoe County:

[www.co.washoe.nv.us/voters](http://www.co.washoe.nv.us/voters).

Bill drafts submitted for consideration in the 2009 legislative session are reviewable at: [www.leg.state.nv.us](http://www.leg.state.nv.us)

Politics surrounds us. Each of us recognizes that on Nov. 4, 2008, America will choose a President. This election year is unlike any we have seen before and the outcome of the federal, state and local races will have a profound effect on the course of the construction industry and the economic stability of our communities and personal finances. For Nevadans, there will be important legislative debates about the way we do business: construction litigation, insurance, taxes, safety, growth, and water resources. In addition, numerous District Court and Supreme Court rulings will set precedent on decisions rendered for years to come.

Contractors and subcontractors understand they can no longer simply paint houses, plumb a kitchen sink, frame a window, or provide the hardware for interior doors. Every part of your business is affected by government: business taxes, payroll taxes, building permits, and licensing.

Elections are decided by those who show up. Time is short. The stakes are high. Be an informed voter. Know who the candidates are and what they stand for. Understand the impact of the ballot initiatives you will vote on.

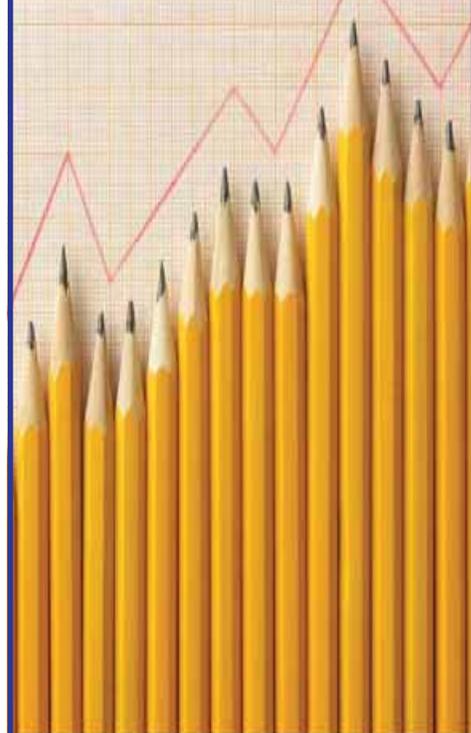
Together, we can secure a future for Nevada not based on limitation, but unprecedented opportunity. But to do it, we must all work together . . . and it *must start* at the ballot box.

The races are close, and on Election Day your vote will make all the difference.



## Contractor Education Classes

Go to: [www.nscb.state.nv.us](http://www.nscb.state.nv.us)  
and click on the  
**Application & Contractor  
Information button**  
and then on  
**Construction Education**



# Pat Potter ...

(Continued from Page 3)

Pat's closest friends.

Pat, along with her husband, Ray, used to own the High Desert Racing Association. Every year, hordes of off-road racers competed in this organization's prestigious circuit series that crisscrossed some of Southern Nevada's roughest terrain. The SCORE racing association would eventually buy the race series from the Potters.

*Surprised?*

Wait – there's *more!*

Pat used to own Pat's Heavenly Creations, a country store/antique shop on Decatur Boulevard, located between Lake Mead Boulevard and Rancho Road in Las Vegas. Stuffed dolls were her specialty, including one cute little honey bear that the Disney Corporation found to be one of its top sellers.

Pat came to Las Vegas in 1957 in an old 1936 Ford. Back then, there were only three high schools in Clark County – Gorman, Basic and Las Vegas High School, where Pat graduated from in 1961. She met her husband when he bought that old family Ford.

"My mother said that I came with the car," Pat says with a little laugh and fond twinkle in her eye. "Since we have been together, it has been cars in one form or another."

Born and raised in Las Vegas, Ray used to own Las Vegas' iconic 5<sup>th</sup> Street Liquor. The Potters donated this favorite local watering-hole neon sign to The Neon Museum a couple years ago, which the historical organization quickly put on display in the downtown Las Vegas Fremont Street Experience. Ray also used to own Ray's Beaver Bag, another Las Vegas landmark that specialized in black-powder guns, knives, teepees, cast iron cookware, etc.

"It was like an old general store," Pat remembers. "Something mountain men would like."

To this day, Ray occasionally hangs out with his buddies at mountain-men wilderness outings – but not Pat.

"My idea of camping is staying at the Hilton, and not in some teepee," she says with a laugh.

Pat retired from the Board in July 2008, after 15 years of service.



Pat and Ray pose with their 1929 Ford "Woody" Station wagon

She and Ray are currently restoring some family heirlooms – a 1915 Cadillac, a 1913 Pope Hartford, a 1929 Ford "Woody" station wagon, a 1911 Model-T Ford Touring sedan and a 1931 Phaeton. They plan to enjoy their retirement taking part in various Horseless Carriage Club of America car outings and an occasional vintage auto parade.

The Potters also will relish being able to spend more time with their four daughters: Dawn; twins Shiela and Sheryl; Carolyn and six grandchildren, Ashlin, 22; Morgan, 15; Katie, 5; Aaron, 19; Zack, 11; and Robbie, 7. Pat and Ray, unlike many American families, are fortunate to have all their children and grandchildren living in Southern Nevada.

"The Board is a wonderful organization to work for," Pat says. "Management is very good to its people. I will miss everyone terribly."

To this day contractors, who Pat helped when she was a license analyst, call her when they have questions.

"I like helping people," Pat says. "I did this for so many years with racing. It's just something I enjoy doing. You have to remember that you are dealing with people's livelihoods (when they

apply for a contractor's license). I always ask myself, 'Would I want to have this person do work in my daughter's home?' It is a huge responsibility to sign off on a person's application."

When Pat started at the Board, the staff was small and each licensing analyst did everything from taking in new applications to recording address changes and processing renewals and officer changes. Back then, she was in charge of contractors whose names began with the letter A. When she retired, Pat was supervising a staff of 14 employees.

"I think you have to listen to each of them (the analysts), and you have to be fair," Pat says with the voice of a mentor. "And you need to give them direction."

Thanks Pat.

Enjoy your retirement.

You have earned it.

## Company Profile

# Hoolihan's Excavating: A Company Built On Hard Work

One may ask how someone can build a successful company. For Jon Hoolihan, owner of Hoolihan's Excavating, Inc., the answer is simple. Hoolihan attributes the success of his company to hard work and dedication.

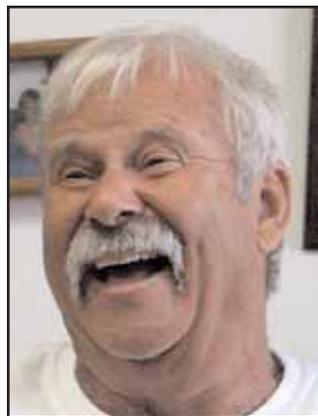
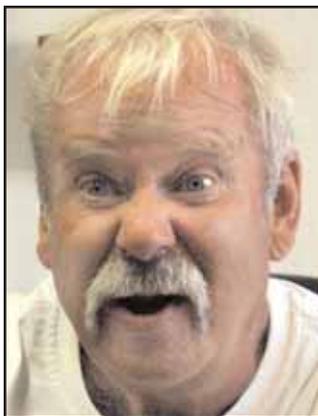
His company just celebrated its 30<sup>th</sup> anniversary, but before Hoolihan opened his own company, he worked for different contractors in Las Vegas, including Acme Electric where he was a backhoe operator.

"I always wanted to be in business for myself," Hoolihan says. "I didn't have a lot of money, but I bought a backhoe, and it was exciting." Before obtaining his contractor's license, Hoolihan worked extremely hard but really enjoyed the type of work he did.

"At that time, I truly...worked seven days a week, 17 hours a day, and then I studied at night to get my contractor's license," he says. His wife ran the business from their home when they first started. Now, Hoolihan employs 20 people.

Hoolihan says his company specializes in underground dry utilities, such as power, telephone, cable television and street lights.

Over the years, rules have changed in his industry. Construction-defect cases concern him the most. Even though his company was never found in violation of construction-defect laws, he says these cases have cost his company a great deal of money and



economic times, some contractors who find it hard to find work, may resort to performing work below cost to make equipment payments. It is important for

raised his insurance rates.

In general, if problems arise on the job, they are fixed immediately. "We're a legitimate company, and if something goes wrong, you call us up, and we'll go fix it...It doesn't matter what it costs, we'll make sure it's done right," Hoolihan says.

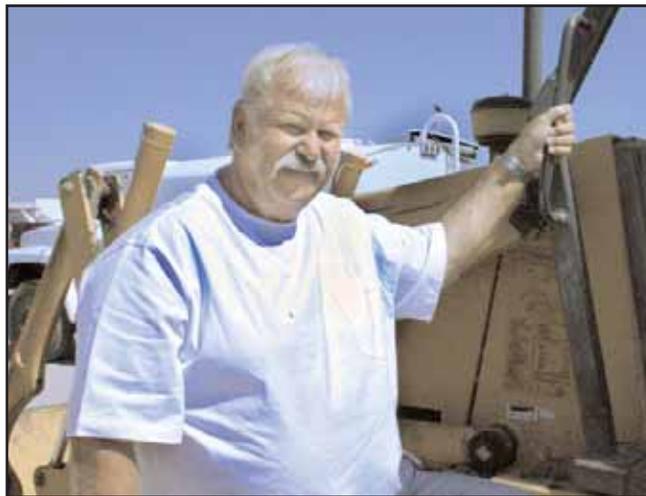
At Hoolihan's Excavating, Inc., safety is the No. 1 priority. Hoolihan says they have safety meetings every week. "We realize this is a dangerous business, and we let our guys know it's a dangerous business." As a result of their regularly scheduled safety meetings, they haven't had any employees seriously injured on the job.

Quality and timeliness is very important to Hoolihan's Excavating, Inc. Employees are expected to perform their jobs as if it were their own project. And it is also important that customers are taken care of in a timely manner, Hoolihan adds.

Hoolihan recommends that contractors "be fair, honest and do a good job." During these tough

contractors to make a little profit, Hoolihan says. Even if we are encountering economic hardships, Hoolihan says, "Keep on bidding, and you'll get one. And if you get them all, you're in trouble. You're bidding too cheap." He also recommends that contractors constantly be actively searching for jobs.

"This is a very fun, interesting field that we're in, and it's exciting," he says. In the future, Hoolihan plans on expanding his family-owned business. He also hopes that one day his nephew will take over his company.



**Jon Hoolihan recently celebrated 30 years in the excavating business.**



Blake Ballard, general manager Sahara Air; from left; Marcus Gonzales, installer; Chad Richards, installer; Joe Terry, manager of Dick Worthen Distributing; and Kathleen Ludyen.



The Pope family, from left back; Daniesha, 17; Patsy, 49; front from left; Anthony, 8; Willie, 4; Nashanti, 5; and Ashaun, 5.



Sierra Air contractors Troy Putman, service manager, from left; Juan Estrada, installer; and Dennis Ong, service manager.

### 3rd Annual Mission Cool Off Program

## Five Families Receive Free Air Conditioners

The 3rd Annual Mission Cool Off Program helped five households this year. This annual program is co-sponsored by the NSCB and the Southern Nevada Air Conditioning Refrigeration Service Contractors Association (SNARSCA). Every year, homeowners are chosen to receive new air conditioners based on their special circumstances.

Rena Gorre, 79, was one of three homeowners selected this year. "I'm happy, and I can't wait to hear it turn on," Gorre said after receiving her new unit. She suffers from kidney disease and has been on dialysis for nearly 2½ years.

Gorre's daughter, Deborah Strangfeld, 50, suffers from asthma and has a spinal cord disability. "We couldn't afford to buy a unit ourselves," Strangfeld says. Her 40-year-old AC unit came with the house.

Tony Hernandez, install supervisor for Sun Country Heating and Cooling, supervised Gorre's installation. "We like to help the community," Hernandez says, adding that his company participates in the program every year. "You sleep better...knowing that you're honest, and...helped someone out."

Another recipient of a new unit was Patsy Pope, 49, who heard about Mission Cool Off on television. She was very surprised to be chosen. "I just didn't think that I was going to be...one of the chosen," Pope says.

Pope recently lost her full-time job of

19 years, but was called back on a part-time basis. She is a single parent who takes care of her daughter and two granddaughters.

"I am very thankful," she says. "I really didn't think that people really cared in the community. When this happened to me, it showed me people do care."

Troy Putman, service manager for Sierra Air Conditioning and vice president of SNARSCA, assisted with the installation of Pope's new air conditioner. "Our owner (has) been a very big supporter of SNARSCA and any program that we're involved in. And they always want to give back to the community," Putman says.

The best part of helping others,

Putman says, is the personal contact he has with them. He enjoys seeing people's joy after being helped.

The third person chosen was 72-year-old Kathleen Ludyen. Ludyen lives on a fixed income, so she couldn't afford to replace her old unit. She was injured on the job and is limited in the types of jobs she can perform. When Ludyen was chosen for the program, she said, "I was just overwhelmed and very grateful, very grateful."

"I can't tell you how grateful I am that I got this because I just had a knot in my stomach thinking about the whole summer coming up and being hot, and then everybody was so nice about..."

(See Mission Cool Off, Page 9)



Deborah Strangfeld, from left, and Rena Gorre enjoy their new air conditioner after being selected in the 3rd Annual Mission Cool Off program.



Sun Country employees who installed Rena Gorre's AC unit are, from left: Arlo Novotny, Jose Mendoza, Joseph Rullo and Tony Hernandez.

## Criminal Cases Prosecuted: 1/01/08 - 6/30/08

By Nevada law, the Nevada State Contractors Board has the authority to issue citations and pursue prosecution of individuals for violations ranging from contracting or advertising without a license to fraud. The following are the convictions and penalties imposed by the courts from January 1, 2008 through June 30, 2008.

AA=Administrative Assessment      IC=Investigative Costs      F=Fine      R=Restitution      PB=Plea Bargain

<b>Southern Nevada</b>			
Jamros, Ronald N.	\$21,000 R; IC	EPDM Brown, Inc.	IC
ADT Construction Group	\$1,000 F	Aguilar, Salvador	\$18,545.64 R; Prison
Alberto's Landscaping	IC	Aranda, Daniel	\$500 F; IC
Alpine Fine Cabinetry	\$700 F; IC	Belhassen, Mourad	IC
Ault, Mark William dba Maverick America	\$17,500 R; IC	Blous, Michael	\$4,142 R; IC
Bobcat Bob	IC	Bishop Home Maintenance	IC
Brooks, Garry dba Right Way	\$500 R; IC	Bob Waterman	\$500 F; IC
Chambers, Gregg dba Chambers Construction	\$133,943 R; IC; \$25 F	Castellanos Painting	IC
Chief's A-1 Painting	\$463 R; IC	Concrete Work	Community Service; IC
Contractor's Consultants	IC	Custom Woods Concepts, LLC.	IC
Contreras, Luis dba Lion Maintenance	\$600 R; IC	Doolin Stephen	\$500 F; \$2,500 R; IC
Cox Maintenance	IC	Edwards, Sydney	\$500 F; IC
De La Vega, Jaime	IC	Exterior Designs Landscaping	IC
Drain-Man Plumbing & Sewer	\$500 F; IC	Freddy Paiz dba Freddys Landscaping	IC
Edwards, Todd	\$800 R; IC	Fuller, David dba Sun Scape	IC
Fabrizo Construction Co.	\$1,000 F; IC	Garcia, Santiago	IC
Flores, Jose dba XYZ	\$2,100 R; IC	Gonzalez, Javier	\$2,800 R; IC
Flores, Michael	\$500 F; IC	Gonzalez, Mauro	PB
Fratilla, Johnny dba Waterscapes	\$500 F; IC	Granite City	IC
Gyorkos, Gene	\$500 F; IC	Green O' Aces	IC
H.B. Plumbing & Rooter	PB	Greer, Albert	PB
Hayes, Joseph Charles	IC	HDA General Construction	IC
Hernandez Landscaping	IC	Johnson, Bill	\$300 F; IC
Holiday Illumination	IC	Las Vegas Flooring	IC
In and Out Painting & Contracting	\$500 R	Legarie Remodeling	\$17,346 R; IC; \$500 F
J&J Landscape	IC	Legarie Remodeling	\$500 F; IC
Kelly, Ted	\$500 F; IC	Lovato, Michael dba Happy Gardner	IC
Ken's Cabinet Solutions	\$750 R; IC	Lozano-Luevano, Silvestre	IC
Lloyd, Bonnie dba Phoenix & Company	PB	Madsen, David	IC
Luna, Jose Roberto	IC	Martinez, Andres Garcia	IC
Maratta, Steven	\$2,850 R; IC	Maya, Hermangildo Perez	\$500 F; IC
Mesquite Maintenance & Painting	\$500 F; IC	Merezko, Boris	\$107 F; IC
Mojica, Alberto	\$8,000 R; IC	Nationwide Capital Asset Corp.	\$220 F; IC
Mtn. Sion Painting	\$500 F; IC	Nevada Paint Brush, LLC	PB
Navas, Daniel	PB	New Island Communication	IC
Noble Ventures	\$500 F; IC	Outdoor Experience	\$500 F; \$1,680 R; IC
Perez, Dede	\$500 F; IC	P&D Construction	\$500 F; IC
Qualls, John	\$1,776 R; IC	Passalacqua, Agustin	PB
Rodriguez-Lopez, Pedro	\$500 F; IC	Paul, John	\$11,000 R; IC
Rybka, Gregory A.	\$500 F; IC	Perez, Librado D.	IC
Schultz, Brian	IC	Power Design	IC
Schwab, Anthony	\$1,000 F, \$25,000 R	Pyle, Gregory dba Luxury Landscaping	\$500 F; IC
Schwartz, Adam	PB	Ramirez, Tom	PB
Shade Structures, Inc.	\$500 R; IC	Reyes-Garcia, Avelino	\$500 F; IC
Shaw, Jerry dba Plumber	IC	Romanek, Michael dba 1st Choice Construction	IC
Specialized Contracting Services	\$500 F; IC	Roof Repair Specialists	\$500 F; IC
Stewart Environmental, Inc.	\$250 F; IC	Silman, Joseph Adbo	IC
Sweeney, Mark	\$6,443 R; IC	Smith, Donald E.	\$9,732 R; IC

(Continued on Page 9)

# Criminal Cases...

(Continued from Page 8 )

AA=Administrative Assessment

IC=Investigative Costs

F=Fine

R=Restitution

PB=Plea Bargain

Southern Nevada			
Tual, Simi M.	IC	Stay Green Landscapes, Inc.	PB
Turner, Thomas Sean dba Scapes N Stones	PB	Synthetic Lawns of Las Vegas	IC
Van Home, Curtis	PB	Tellez, Leonard Paul dba Gate & Fence Co.	PB
Vivier, Gary	IC	Tile Crown Molding	IC
VT Construction	\$250 F; IC	Unck, John	IC
Watson, Brad Russell	\$500 F; IC	Weaver, Jim	PB
Wernicke, Eddie dba Vegas Best Painting	PB	White, Michael dba Sharp Construction	IC
Westcoast Tree Service	PB	Whittington, John	\$2,914 R; IC
Yannatone, Chester D.	IC		

Northern Nevada			
Alcantar-Vera, Misael A.	IC	Aleo, Thomas Joseph Sr.	\$300 F; IC
Barlow, Frederick Andrew	\$130 F; IC	Armenta-Ayalos, Juan	\$190 F; IC
Fellows, Barbara Ann	IC	Balzarini, Rolf	\$297 F; IC
Finau, Tuihalangie	12 months jail	Collup, Richard Lance	\$414 F; IC
Garcia-Pena, J Cruz	\$190 F; IC	Daly, Anthony Joseph	\$500 F
Halverson, Larry dba L.L. Halverson Construction	PB	Desmith, John Averill	IC
Holz, David Lawrence	\$535 F; IC	Farrington, Christopher Patrick	\$3,769 R; IC
Labranch, Jeffrey Douglas	IC	Herrera, Salvador Garcia	\$190 F; IC
Mayfield, Leo Ray	\$187 F; IC	Krug, Kurtis Karl	\$187 F; IC
Meier, Michael L. Jr.	\$190 F; IC	Lynch, Alan J	IC
Paxon, John Avery	\$202 F; IC	Mahan, Arthur Lee Jr.	\$2,275 F; \$1,500 R
Peterson, Frank James	\$410 F; IC	Murphy, Geoff Scott	\$632 F; IC
Rangel-Farias, Rolando	\$140 F; IC	Pierson, Christopher Wayne	\$615 F
Soliday, Ronald George dba East Slope Builders	\$175 F; \$3,831.66 R	Rangel-Noriega, Pedro	IC
Tapia, Joseph Daniel	\$635 F; IC	T D S Construction, Inc.	\$6,000 F; IC
Wagner, Jacob Daniel	\$237 F; IC	Williamson, Timothy Dean	IC
Wells, Robert Michael	\$240 F; IC	Yomey, Carter Jerome	\$103 F; IC
Wilson, Franklin E. dba Four T's Construction	\$694 F		

## Mission Cool Off ...

(Continued from Page 7 )

coming out and putting it in,” Ludyen says. “It just really makes you feel as though people do care.”

Blake Ballard of Sahara Air Conditioning and Heating, Inc. aided in the installation of Ludyen’s new unit. Her old unit was a 6-sear operating at 4-sears. Her new air conditioner is a 13-sear. Ballard said Ludyen should save about 70 percent on her energy bills.

Sahara Air Conditioning and Heating, Inc. has been operating in Las Vegas for 28 years. Because the community has

brought a great deal of success to his company, Ballard feels they need to give something back.

“We’ll always be available to...work in this program,” Ballard says. “We think it is an excellent opportunity for people who are in need of systems to get them.

“We’re just glad to be involved. It makes us feel good to...know that we’re doing something to help the community.”

Additionally, homeowners Anna Fleming and Jennie Lopez were chosen to have their units repaired through Mission Cool Off.

*The following SNARSCA member*

*companies donated either equipment or labor for the 3rd Annual Mission Cool Off Program: Dick Worthen Distributing and American Standard Crane (Manitex); Ferguson Heating and Cooling; Hacienda Air, LLC; Lennox Industries; Sahara Air Conditioning and Heating, Inc.; Sierra Air Conditioning; S O S Repair LLC; Sun Country Heating and Cooling; Universal Refrigeration, Inc. and Walker Crane.*

# Administrative Citations

## 1/1/08 - 6/30/08 -- All Paid Investigative Costs

Respondent	License	Fine
A-1 Action Plumbing and Rooter, Inc.	50591	\$1,000.00
Ace Development	67421	\$1,000.00
All Seasons Finish Carpentry, Inc.	66161	\$500.00
America Asphalt & Grading Co.	31785	\$1,000.00
AMN Mechanical, Inc.	52722	\$1,000.00
A-N-T Enterprises, Inc.	67450	\$1,100.00
Appliance Sales Service and Parts	60515	\$2,100.00
Beniton Construction Co., Inc.	49968	\$2,000.00
Blackstone Builders, Inc.	57968	\$1,000.00
Blue Lagoon Pools Contractors	46481	\$2,500.00
Blue Ridge Builders	68081	\$1,500.00
Broken Arrow Communications, Inc.	64160	\$1,000.00
Campbell & Sons, Inc.	17948A	\$1,550.00
Coil Residential Construction	49096	\$650.00
Concrete & Covers, LLC.	58241, 59094	\$1,000.00
Cooper Pools and Spas	Pending	\$1,000.00
Craig and Crete Contractors, LLC	60166	\$1,000.00
Darden Plumbing LLC	59226A	\$1,050.00
Deaken Builders, Inc.	47989A	\$1,550.00
Desert Boilers & Controls, Inc.	60055	\$1,000.00
DKRM Commercial Builders, Inc.	67676	\$1,000.00
Dream Home Concepts, LLC	66452	\$2,000.00
Enterprise Landscaping, Inc.	57911A	\$1,000.00
FAST Systems, Inc., dba Fire Alarm Security Technologies	67839	\$1,550.00
Frontier Builders, Inc.	44386, 56178	\$1,000.00
Gibford Construction, Inc.	45562	\$2,500.00
Harmony In Environmental Designs, Inc.	34883A	\$3,000.00
Helix Electric of Nevada, LLC, dba Helix Electric	53810	\$1,000.00
Honest Abe the Reliable Roofer	54563	\$1,000.00
Independent Landscape Services, LLC	62345, 63197, 67285	\$1,000.00

Respondent	License	Fine
Empire Tile	53544	\$1,050.00
Above It All Contracting, LLC	57153, 58428, 57257	\$4,600.00
Adams Painting, Inc.	70113	\$2,000.00
Addison Landscaping	46744	\$1,500.00
All Systems Go, LLC	53547	\$1,000.00
Architectural Stone Imports	69427	\$1,000.00
Atlantis Pool & Spa, LLC	Pending	\$1,000.00
Becho, Inc.	47168	\$1,000.00
Bills Paving Designs	39930	\$1,050.00
Bulldog Equipment	28460	\$1,000.00
C&L Enterprises	60690	\$1,500.00
Combined Design, LLC	55809	\$2,050.00
Cordell Construction	62897	\$2,000.00
Custom Backhoe Services, LLC	54815	\$1,000.00
DirectTV, Inc.	60844	\$1,000.00
El Sol Marble & Tile	68196	\$550.00
Emerald Aire	53529	\$500.00
Escalera Landscaping, Inc.	69253	\$500.00
Excel Electric	44299	\$1,000.00
Framecon Inc./ Stewart Western General, LLC	47772, 47772A	\$10,000.00
Gambino Electric of Nevada, Inc.	70572	\$1,500.00
Gerald R. Shaw, Jr.	Pending	\$1,000.00
Haddad Plumbing, LLC	69578	\$1,000.00
J.M. & Sons	39261	\$200.00
J.P. Landscaping & Design, Inc.	60475	\$2,000.00
K.D. Development, LLC	51573	\$2,000.00
KCS General Contractors	37472	\$5,000.00
Kenzi Construction, Inc.	6891	\$1,000.00
Kokopelli Landscaping, Inc.	56688	\$2,000.00
Laguna Pool & Spa, Inc.	41845A	\$2,000.00

(See Administrative Citations, Page 11)

# Administrative Citations

(Continued from Page 10)

Respondent	License	Fine
J.D. Construction, Inc.	30012A	\$2,100.00
Jacoboni Plastering	22821	\$1,000.00
Jason Loose Pools & Spas	67483	\$1,000.00
Jay Bees Finish Specialties	51293	\$1,500.00
K 1 Construction, Inc.	66560	\$1,000.00
L.E.H. Contracting, LLC	59901	\$1,000.00
Las Vegas Building and Development Corp.	36780	\$5,000.00
Las Vegas Electric, Inc.	29098	\$1,000.00
MAC Construction Management	53462	\$2,000.00
Marbella Flooring, Inc.	70978	\$1,000.00
National Contractors, Inc.	69267	\$5,000.00
Nevada Water Specialists, LLC	63372	\$650.00
Olympic Patio Construction	61420	\$500.00
P.S.C.O., Inc.	57509	\$2,000.00
Pacificap Construction Services, LLC.	59550	\$1,000.00
Palazzo Development, Inc.	57457	\$2,700.00
Panorama North Construction, Inc.	68504	\$1,000.00
Philip Morgan Co.	37741	\$3,000.00
Probuilt Services, Inc.	68032	\$1,000.00
Quantum Services	48115	\$2,000.00
Rancho Nevada Construction	63840	\$1,000.00
Redneck Concrete	54434	\$500.00
Rockwood Development Corp.	50217	\$1,500.00
S W D Enterprises	53477	\$1,000.00
Sierra Electric Services, LLC	59630	\$1,000.00
Steve Joyce Construction	49513	\$500.00
The Glass Man	16683	\$1,000.00
Tom Lioubas Construction	12411A	\$2,000.00
Turnkey Construction Solutions, Inc.	70934	\$1,000.00
VEG Landscaping Corp.	53858	\$500.00
West Coast Concrete, Inc.	54894	\$1,250.00

Respondent	License	Fine
Litchy Electric, LLC	63828	\$1,050.00
M.S. & L., LLC	57876	\$1,000.00
Max J. Butterworth	46000	\$2,000.00
McIntosh Designs & Landscaping	46188	\$600.00
Mirage Electrical Services Corp.	56049	\$1,050.00
MRB Management, Inc., dba Inline Electrical Resources	71260	\$1,000.00
National Millworks, Inc.	47154	\$1,000.00
Nevada Custom Concrete	63049	\$1,000.00
New Vision Electric	52895	\$2,500.00
Payless Flooring & Design	54194	\$1,000.00
Phillips Plumbing Co.	46560	\$1,000.00
Pond Pros	69362	\$300.00
Production Builders Consulting	67615	\$1,000.00
R.C.D. Mechanical, Inc., dba Centsable AC & Heating	42123	\$500.00
Randy Woods Painting	70664	\$1,500.00
Repipe Solution of Nevada, Inc.	Pending	\$1,000.00
Rio Plumbing, Inc.	70718	\$1,000.00
Robert Bishop Asphalt Seal Coating	14455	\$6,750.00
Royal Gardens, Inc.	47562	\$1,000.00
Safesite Alarm	66073	\$2,000.00
Sierra Landscape Construction, Inc.	38432A	\$1,000.00
Simons Wall Designs, LLC	Pending	\$1,000.00
Southern Nevada Pools, LLC	47317	\$2,000.00
Specialized Industries, LLC	68912	\$1,500.00
Stuart Awning, Inc.	71125	\$1,000.00
Sun City Electric	56142	\$1,050.00
Sunstate Companies, Inc.	28492	\$2,000.00
T&Y Air Conditioning & Heating	58119, 57453	\$1,850.00
T.D.C.	59948	\$1,000.00
TAB Contractors, Inc.	21801	\$1,000.00
TDS Construction West, Inc.	70649	\$6,000.00

# Board Disciplinary Actions: 1/01/08 - 6/30/08

(Please refer to the NSCB website for a list of violations)

IC=Investigative Costs

Ltr of Rep=Letter of Reprimand

F=Fine

R=Restitution

Respondent	License	Disposition
A&R Cooling & Heating, LLC.	63608	\$500 F; IC; R; Revoked
Advanced Construction	46361	\$4,000 F; IC; \$41,637 R; Revoked
Advanced Stucco	52531	\$2,000 F; IC; R; Revoked
Aleksandar Hadjijski Construction, Inc.	56435	\$1,500 F; IC; R; Revoked
All States Construction, Inc.	53823	\$2,500 F; IC; R; Revoked
Bugicia Landscaping and Excavation	11841A; 52957; 56323	\$3,100 F; IC; R; Revoked
Corbet Weiler Homes, LLC.	60222	\$2,000 F; IC; \$7,086.70 R; Surrendered
Desert Breeze By Integrity, Inc.	65588	\$14,550 F; IC; R; Revoked
Desert Gold Masonry, LLC	55851A	\$4,000 F; IC; \$23,267.76 R; Revoked
Desert Lawn Solutions, LLC, dba Turf West Landscapes	59201	\$3,850 F; IC; R; Revoked
Duane Gordon Glasoe, dba Glasoe Construction of Nevada	31479	\$500 F; IC; Suspended
Extreme Structural Movers, LLC.	59541	\$2,000 F; IC; R; Revoked
G. K. F. Flooring	47191	\$3,000 F; IC; R; Revoked
G.L.D. Construction, Inc.	58090	\$5,500 F; R; IC; Revoked
Grass Valley Industries, Inc., dba Kerr Concrete	43235A; 43235B; 43235C	IC; Surrendered
Gray and Sons Construction, LLC.	64823	\$5,100 F; IC; R; Revoked
Helms Hardwood Flooring	46156	Ltr of Rep; Financial Ordered
Integrated, Inc., dba 1 Source Low Voltage	59644; 59645	\$1,250 F; IC; R; Revoked
Jalumo Construction	66521; 57498	Ltr of Rep; Lic. 57498 Suspended
M.F.K. Development Corp.; Michael Francis Keller, dba M.F. Keller Development Co.	60461; 33056	\$2,000 F; IC; R; Revoked
Maya, LLC., dba Avante Homes	39906	\$2,000 F; IC; R; Revoked

Respondent	License	Disposition
A Beautiful Lawn, LLC.	62231	\$4,750 F; IC; R; Revoked
A Design Center, dba A Remodeling Center	68016; 69447	\$2,650 F; IC; \$15,000 R; Revoked
Abacus Mechanical Services, Inc., dba Aire Service	53561	Financial Ordered; R; Revoked
Absolute Zero Mechanical Services, dba Everything Cool AC & Heating	57175	\$3,000 F; IC; R; Revoked
Advanced Plumbing Systems, Inc.	60219	IC; R; Revoked
Allen Rachael Joseph, dba A.J.'s Home Improvement	62939	\$7,600 F; IC; R; Revoked
American Premiere, Inc.; American Premiere Homes and Development; T&R Painting & Drywall, Inc.	51594; 42749; 48191; 37257	\$1,500 F; IC; Lic. 42749 Cancelled
Argonaut Construction, Inc.	15689	IC; R; Revoked
Atlas Tile & Stone	58478; 59360	\$1,000 F; IC; Revoked
Corbet Weiler Homes, LLC.	60222	\$800 F; IC; License Surrendered
Cross Creek Pools & Spas	47930	\$11,000 F; IC; Revoked
D A Development Inc.	55592	\$400 F; IC; Business Review; Cancelled
Durango Quality Homes, Inc.	58620	\$1,500 F; IC; Financial Ordered; Suspended
Extreme Air, Inc.	58073	\$2,750 F; IC; R; Revoked
Ford & Sons Floor Co.	55452	Revoked
Garth Merrill, dba Starmark Construction	50560	\$37,500 F; IC; \$143,899.40 R; Revoked
Harrison Landscape Co.; Harrison Door Co.; Harrison Building Products	44938; 16965; 41634; 43676	\$3,000 F; IC; R; Revoked
Highland Development Co., dba Westmark Homes, and M.A.O. Corp.	31926; 47521	IC; Suspended
James David Goldberg, dba Westland Construction	20727	\$2,600 F; IC; \$9,700R; Revoked
Kase Contracting, Inc.	57235	\$2,750 F; IC; R; Revoked
Keith Belden Builders, LLC.	66841	\$2,000 F; IC; R

(See Disciplinary Actions, Page 13)

# Board Disciplinary Actions: 1/01/08 - 6/30/08

(Please refer to the NSCB website for a list of violations)

IC=Investigative Costs

Ltr of Rep=Letter of Reprimand

F=Fine

R=Restitution

(Continued from Page 12)

Respondent	License	Disposition
MKM Builders, Inc.	56227A	\$100 F; R; Financial Ordered
Mojave Homes	46461	\$4,000 F; IC; R; Revoked
Pacific Contractors, LLC.	46626	\$5,000 F; IC
Preziosi Enterprises, Inc.	68154	\$4,100 F; R; IC; Revoked
Pro West Construction, Inc. A Close Corporation	38300A	Revoked
Ray Essling Enterprises	17461	R; IC; Revoked
Riley Concrete, Inc.	57916	\$200 F; IC; \$1,800R
Rodger Lee Johnson, dba Rodger L. Johnson	49595	\$4,000 F; IC; R; Revoked
Simon Construction Co., Inc.	56228	\$1,600 F; IC; Financial Ordered; Suspended
Tran Electric, LLC.	59304	\$1,750 F; IC; R; Revoked
Warner Brothers Construction	56842	\$14,000 F; IC; R; Revoked
Water Creations, Ltd, and Custom Pool Plastering	49447; 51162	IC; R; Revoked
Wilford Excavating, Inc.	53737	\$750 F; IC; R; Financial Ordered; Suspended
Zorro, Inc., dba Cabinet Facers and Kitchen Concepts	59801	\$100 F; IC; Financial Ordered; Suspended

Respondent	License	Disposition
Master Construction Service, Inc.	58261	\$4,250 F; R; IC; Revoked
McCracken Masonry, LLC.	60369	\$1,500 F; IC; \$1,131.38 R; Revoked
Nevada Tops, Inc., dba Nevada Tops & Flooring	55773	\$3,500 F; IC; Cancelled
Patio Designs By Charles, Inc.	51339A; 60510	IC; R; Revoked
Presto General Builders, LLC.	51759A; 57594A; 57596A	\$270,000 R; IC; Financial Ordered; Suspended
R.L. Homes, LLC.	68055	\$1,000 F; IC; R; Revoked
Richleigh Investments, Inc.	48850	\$2,500 F; R; IC; Revoked
Roof Crafters, Inc.	9936B	\$100 F; IC; R
Southwest Paving & Grading, Inc.	30628	\$1,000 F; IC; R; Revoked
Spriet & Sons	39746	Revoked
Under the Son Excavating, Inc.	55421	\$500 F; License Limit Lowered; Suspended
Vince James Catalano, dba Alumatek	42272	\$3,100 F; IC; R; Revoked
Visions Concrete Design, LLC.	54796A	IC; R; Financial Ordered; Suspended

## Commercial ...

(Continued from Page 15)

**CB/A: Commercial development in Nevada never really experienced the slowdown that residential development did? Why is that? And should commercial developers take heart of what happened in the residential arena for fear that the same thing might happen to them?**

**KG:** This is not right. The Commercial side of Nevada has had several slowdowns, 1968-1973, 1982-1986, 1992-1994 and 2001-2003. Nevada is subject to the same national issues as every other state.

The bigger we get, the more that will be the case. The financing for the casino industry has always been ever-changing and difficult. Growth is the issue, and it will affect both commercial and residential, but probably not at the same time.

**BK:** Commercial will follow housing. It's not overbuilt as housing is/was, but commercial construction always follows residential rooftops. If housing picks up in the next year, I'm hopeful the downturn in commercial construction will not be too deep.

**MC:** In Northern Nevada, commercial development is still catching up with the residential boom. I believe that commercial building will continue at a steady pace with no slow down in sight. With current interest rates, commercial/industrial development is very attractive.



# Under Investigation

## Salesman Gary Hess Sought For Alleged Unlicensed Contracting

REF: Gary Thomas Hess  
DES: W/M, 5'11", 255 lbs.,  
gray hair, brown eyes  
Status: Under Investigation



**Gary Thomas Hess, dba Coast to Coast Carports, Inc.**, has a misdemeanor warrant issued on him from Canal Township Justice Court, Lyon County, for allegedly *contracting without a license*. Hess is an unlicensed contractor and salesman for Coast to Coast Carports, Inc. He receives a commission for selling carports, including the cost of installation. He allegedly has failed to obtain building permits for the installatioin of carports. Coast to Coast Carports, Inc., is not licensed to do business in Nevada.

- Any agency with information or leads that can assist in the investigation, please contact:

Nevada State Contractors Board  
Fred Schoenfeldt, Supervisor Criminal Investigations  
(775) 688-1150, Extension 7884

## Marisa McIntosh Aitken Facing Misdemeanor, Felony Warrants

REF: Marisa McIntosh Aitken,  
aka Marisa Cole  
DES: W/F, 5'5", 140 lbs.,  
blonde hair, blue eyes  
Status: Under Investigation



**Marisa McIntosh Aitken, dba Advanced Glazing & Design, LLC, dba West Coast Sunrooms**, has two warrants issued, one with Henderson Justice Court and one with Las Vegas Justice Court for *contracting without a license* (misdemeanor) and *diversion of funds* (felony). She allegedly takes large deposits up front and does little or no work and then abandons the projects.

- Any agency with information or leads that can assist in the investigation, please contact:

Nevada State Contractors Board  
Kenny Peppley, Supervisor Criminal Investigations  
(702) 486-1100, Extension 1144

(Contracting without a license is a crime in the State Of Nevada. Persons shown here have not been convicted of the charges and are presumed innocent)

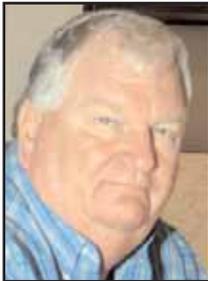
# Commercial Builders Give Advice On Conducting Business

Reprinted From Spring/Summer '08 Commercial Builder/Architect Magazine

Many people are closely monitoring the commercial real estate environment throughout Nevada, clearly one of the healthiest markets in the nation. Commercial Builder/Architect Magazine recently sat down with three of Nevada's most successful commercial developers, Margaret Cavin of J & J Mechanical Inc. in Sparks, Bruce King of Pete King Nevada Corp. in North Las Vegas and Kim Gregory of Hansen Mechanical Contractors Inc. in Las Vegas. Cavin and King are current Board members of the Nevada State Contractors Board, and Gregory is a former Board member.

**Commercial Builder/Architect: What is the best advice you can give commercial contractors before they start a project in Nevada?**

**Kim Gregory:** Make sure your contractor license and all necessary business licenses are current. Review the Nevada State Contractors Board's laws, if you are an out-of-state contractor. The laws include Chapter 624 of the Nevada Revised Statutes, and the Nevada Administrative Code. Have your Nevada contractor's license before bidding on any work.



**Bruce King:**

Understand, bid and plan to build per plans and specifications. Few building departments in the country are as particular as the Clark County area.



**CB/A: What advice can you give in dealing with the Nevada State Contractors Board?**

**KG:** Always tell the truth and be straight up with the Board.

**BK:** Staff and Board are very helpful. The key is to make requests early and timely.

**Margaret Cavin:**

Once a contractor is licensed in Nevada, most will probably have minimal dealings with the Board. I would suggest to any contractor to take advantage of the Contractors Board's website. It is a great resource tool. I personally use it all the time.



**CB/A: What misconceptions, if any, do general contractors and subcontractors have both before starting a commercial project and also during its development?**

**KG:** That they will always be paid on time or even paid at all. Read your contract and check out the owner or developers. Check both the banks and/or financing on the project. Make sure to verify all subs are licensed prior to issuing any subcontracts.

**BK:** Too many assumptions. Documentation is important and can save tremendous costs and headaches.

**CB/A: What have been some reoccurring issues concerning commercial development that has come before the Board?**

**KG:** Proper license limits and classifications. Ask the Board to explain the license classification, if there are any questions or concerns.

**BK:** Bidding beyond their limits, and late requests for one-time increases in limits.

**CB/A: Before bidding on a project, what should commercial contractors keep in mind?**

**KG:** Do they have the proper financial backing to do the job? Can they pay their bills and others for 90 days without receiving any payment? Nevada law does

not allow certain down payments. Make sure they file pre-lien notices, as required by law. Again, read the contract before signing it.

**BK:** Be realistic with your experience and abilities.

**CB/A: You are all successful commercial contractors. In your opinion, what made you so successful?**

**KG:** Dealing with qualified owners, projects and general contractors. Again, being upfront and honest with people. Making sure my company and my people perform as expected.

**BK:** A good reputation for completing quality work, a desire to satisfy our customer and COLLECTING MONEY OWED TO US.

**CB/A: What are some common issues contractors need to address when dealing with OSHA? The Contractors Board? The various county and city permitting departments?**

**KG:** Communication with any government agency is the most important issue that I've seen in the past. Safety people have to stay informed on OSHA's ever-changing requirements and regulations. Trade organizations and contractors need to be aware of the Contractors Board's issues and changing requirements and or problems. The same thing exists regarding the various building departments, which is even more confusing due to the independent nature of each different city or county you are dealing with.

**BK:** When there are issues, and there will be if a contractor does a fair amount of work, easy communication (they know who in your company they need to deal with and that person follows up without additional work on their part) and a commitment to quickly resolve the problem is important.

(See Commercial, Page 13)



## Nevada State Contractors' Billboard

Nevada State Contractors Board  
2310 Corporate Circle, Suite 200  
Henderson, NV 89074

Southern Nevada  
2310 Corporate Circle, Suite 200  
Henderson, NV 89074

Northern Nevada  
9670 Gateway Drive, Suite 100  
Reno, NV 89521

[www.nscb.state.nv.us](http://www.nscb.state.nv.us)

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