



New Mexico Regulation and Licensing Department
 BOARDS AND COMMISSIONS DIVISION
 New Mexico Real Estate Commission
 5500 San Antonio Dr. Suite A • Albuquerque, New Mexico 87109
www.rld.state.nm.us

December 22, 2017

Susana Martinez
 GOVERNOR

Robert "Mike" Unthank
 SUPERINTENDENT

Claudia Armijo
 DEPUTY GENERAL
 COUNSEL

Enrique C Knell
 DIRECTOR

Scott F. Takacs
 Associate Broker
 360 Ventures Real Estate
 8312 River Street NE
 Albuquerque, New Mexico 87113

Re: NMREC Case No. 16-11-01-077

Dear Mr. Takacs:

As you have been notified previously, Johnny and Becky Hutson filed a complaint against you with the New Mexico Real Estate Commission alleging that you violated the Real Estate License Law and the Real Estate Commission Rules in the course of managing their property in Artesia, New Mexico, during the period of time that you were the qualifying broker for Scott Takacs Real Estate in Artesia.

On September 20, 2017 you accepted the New Mexico Real Estate Commission's settlement offer in the above-referenced case.

The offer provided that you:

- Pay a \$5,000 fine;
- Complete for no continuing education credit courses deemed appropriate by the Commission upon acceptance of the settlement offer; and
- Receive a letter of reprimand.

You are directed to pay the \$5,000 fine by no later than January 29, 2018, and complete for no continuing education credit a 10-hour course entitled, "Risk Management for Property Managers" offered by the National Association of Residential Property Managers (NARPM) by no later than March 30, 2018.

Please contact Chesley Karr, Qualifying Broker for Bruni-Karr Rental and Management Agency and an officer in the local NARPM chapter at (505) 296-0726 for information on the availability of the course and the process for enrolling in it. If you need more time to complete the course requirement, please contact Commission Chief Investigator Lyn Carter at (505) 222-9881.

In keeping with the final term of the offer, you are hereby reprimanded for violating Parts 16.61.19.8; 16.61.23.9; 6.61.24.11; (A through D); and 16.61.24.12 of the Commission Rules.

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These violations occurred when you failed to perform on several terms of the property management agreement that you executed with the Hutson's, including failure to establish and maintain a property management trust account; failure to deposit and disburse rental income from the property management trust account in a timely manner; and failure to provide the Hutson's with reports and documents as specified in the agreement.

This letter of reprimand will become a part of your licensing file and is a matter of public record. It will be published in the disciplinary actions section of the Real Estate Commission web site.

Finally, you are directed to correct the brokerage practices that led to this complaint and subsequent discipline.

Sincerely,



Wayne W. Ciddio
Executive Secretary
New Mexico Real Estate Commission
5500 San Antonio Drive NE
Albuquerque, New Mexico 87109

cc: Anna Stovall
Qualifying Broker
360 Ventures Rea Estate
12805 Menaul Blvd, NE
Albuquerque, New Mexico 87112