



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

Michelle Lujan Grisham
GOVERNOR

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SUPERINTENDENT

Claudia Armijo
DEPUTY GENERAL
COUNSEL

February 28, 2019

Marilyn Duncan
422 Main Road
Ruidoso, New Mexico 88345

Re: NMREC Case No. 17-10-07-100

Dear Ms. Duncan:

On December 3, 2018 you accepted the Real Estate Commission's settlement offer in the above-referenced case.

The offer consisted of a \$3,000 fine, completion for no continuing education credit of a course deemed appropriate by the Commission upon your acceptance of the offer, and a letter of reprimand. Our records indicate that we received the fine on December 10, 2018.

You are ordered to complete for no continuing education credit the eight (8) hour online course entitled, "Property Management Fundamentals" offered by Empire Learning. Information about the course is available from the list of Commission approved courses on the Commission web at the [Empire Learning NM Web Link](#).

A certificate of completion of the course is due in the Commission office no later than April 1, 2019. The certificate should be mailed to Germelyn Vivar, Administrative Secretary, New Mexico Real Estate Commission, 5500 San Antonio Drive NE, Albuquerque, New Mexico 87109.

In keeping with the final term of the offer, you are hereby reprimanded for violating Sections 61-29-2 A (11) b, c, and d; 61-29-12 A (1) (2) (10) (11) of the Real Estate License Law, and Part 6 16.61.6.8; Part 16 16.61.16 A and F; Part 19 16.61.19.8 A; Part 24 16.61.24.13 B (1) (2) (3); Part 29 16.61.29.8 A and C; Part 32 16.61.32.8 A and B; and Part 33 16.61.33.8 of the Commission Rules.

These violations occurred when you managed property at 102 Royal Road and 105 Johnson Road in Ruidoso, New Mexico for Laura Pieper under a trade name not registered with the Commission and which did not have a qualifying broker. Additionally, the property management agreement that you entered into with Ms. Pieper, did not address items such as pet fees, late-early departures, last minute cancellation fees, and extra guest charges.

Alcohol and Gaming Division
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Securities Division
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Administrative Services Division
(505) 476-4800

This letter of reprimand will become part of your licensing file. It is a matter of public record and it will be posted in the Disciplinary Actions section of the Commission web site.

You are directed to correct the brokerage practices that led to the complaint and subsequent disciplinary action.

Sincerely,

A thick black horizontal line redacting the signature of Wayne W. Ciddio.

Wayne W. Ciddio
Executive Secretary
New Mexico Real Estate Commission