

JOE LOMBARDO
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STATE OF NEVADA

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STATE CONTRACTORS BOARD

DISCIPLINARY HEARING MINUTES of MEETING

September 2, 2026

ADMINISTRATIVE LAW JUDGE: Richard Scotti, Esq.

BOARD COUNSEL: Jack Juan, Esq.

BOARD STAFF PRESENT:	Paul Rozario	Interim Executive Director
	Terry Roberts	Deputy Director of Investigations
	Damien Bilyeu	CIU Supervisor
	Fred Schoenfeldt	Investigations Supervisor
	Luis Rico	SIU Supervisor
	David Heitman	CIU Investigator
	Josue Barrera	CIU Investigator
	Raymond Zack	CIU Investigator
	Serhan Korkmaz	CIU Investigator
	Brook Williams	CIU Investigator
	Leslie Fuller	Paralegal / Recording Secretary
	Erin Donnelly	Legal Assistant

CALL TO ORDER

Administrative Law Judge Richard Scotti, Esq. called the meeting of the State Contractors Board to order on **September 2, 2026 at 8:30 a.m.**, at the offices of the State Contractors Board in Las Vegas, Nevada, with simultaneous audio and video participation in Reno, Nevada.

Interim Executive Director, Paul Rozario, stated the agenda was posted in compliance with the Open Meeting Law at both offices of the Board, on the Board's Internet website, the Nevada Public Notice website, and e-mailed electronically to persons who have expressed interest in being kept informed of the Board's meetings.

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HEARINGS

1. DISCIPLINARY HEARING – (Continued from August 5, 2026)

GVS Construction, LLC

License Nos: 80553, 83309, 83631

Case No.: 30068786

Miguel Angel Gutierrez – Manager, CMS and Trade

- Appearances:
 - Board Counsel: Jack Juan, Esq.
 - Respondent's counsel: Donald "Butch" Williams, Esq.
 - Respondent: Miguel Gutierrez
 - Homeowner/Complainant's counsel: Kurt Faux, Esq.
 - Kurt Faux, Esq. went on record with a status update.

Exhibits Admitted:

- No new exhibits admitted to this status check hearing.
- The Administrative Law Judge (ALJ) **ORDERS:**
 - That an email status update will be provided to the Board's counsel in thirty (30) days.
 - That a status check hearing is to be scheduled for November 4, 2026.

2. DISCIPLINARY HEARING – (Continued from August 5, 2026)

GVS Construction, LLC

License Nos.: 80553, 83309, 83631

Case No.: 30062162

Miguel Angel Gutierrez – Manager, CMS and Trade

- Appearances:
 - Board Counsel: Jack Juan, Esq.
 - Board CIU Supervisor: Damien Bilyeu
 - Respondent's counsel: Donald "Butch" Williams, Esq.
 - Respondent: Miguel Gutierrez
 - Homeowner/Complainant's counsel: John Wright, Esq.
- Statements were made on the record by Board counsel, Homeowner's counsel, and Respondent's counsel.
- Sworn testimony was provided by Respondent, Miguel Gutierrez.
- Sworn testimony was provided by Board Compliance Supervisor, Damien Bilyeu.
- The Administrative Law Judge (ALJ) **ORDERS:**
 - Respondent is to provide engineering schedule and a critical path and firm deadlines within two (2) weeks from date of hearing to Homeowner's counsel;
 - Disciplinary/evidentiary hearing, scheduled for October 7, 2026.

3. DISCIPLINARY HEARING

First Quality Roofing & Tile dba First Quality Roofing and Insulation

License No.: 54563

Case No.: 30067621
Jeffrey D. Stewart – President, CMS
Michelle Maria Epps – Secretary
Julie P. Stewart – Treasurer
Robert Scott Butler – Trade
Billy Erle Koterak – CMS

- Appearances:
 - Board Counsel: Jack Juan, Esq.
 - Board CIU Investigator: David Heitman
 - Respondent: Billy Koterak
- Exhibits Admitted:
 - Exhibits NSCB000001–61
 - Notice of Hearing, Complaint, and Requirement to Answer
 - Returned Mail
 - Undeliverable Emails
 - Notice of Default
- Sworn testimony was provided by Respondent, Billy Koterak.
- Sworn testimony was provided by Board CIU Investigator, David Heitman.
- The Administrative Law Judge (ALJ) **ORDERS:**
 - Respondent **not** in Default;
 - Respondent's Oral Motion to Continue is **denied**;
 - Allegation No. 1 – Administrative Citation is **AFFIRMED**;
 - The original administrative citation fines of \$1,500.00 are upheld;
 - Allegation No. 2 – Respondent is found liable with a fine of \$1,000;
 - Allegation No. 3 – Respondent is found liable with a fine of \$500;
 - **License No. 54563 is immediately suspended until all fines, fees and costs are paid AND compliant financials are received.**
 - The Board's reasonable fees and costs will be assessed to be paid within thirty (30) days of the Decision & Order.

4. DISCIPLINARY HEARING

James Ray Gray dba J G Enterprises

License No.: 41766

Case No.: 30068520

James Ray Gray – Owner, CMS and Trade

- Appearances:
 - Board Counsel: Jack Juan, Esq.
 - Board CIU Investigator: Josue Barrera
- Exhibits Admitted:
 - All Board Exhibits
 - Notice of Hearing, Complaint, and Requirement to Answer
 - Notice of Default
- Sworn testimony was provided by Board CIU Investigator, Josue Barrera.
- The Administrative Law Judge (ALJ) **ORDERS by a preponderance of the evidence:**
 - Allegation No. 1 - Administrative Citation is **AFFIRMED**;

- Allegation No. 2 – Respondent is found liable with a fine of \$1,000;
- Allegation No. 3 – Respondent is found liable with a fine of \$1,000;
- Allegation No. 4 – Respondent, JAMES RAY GRAY, is permanently banned and prohibited from serving as an officer, director, associate, or partner of any licensee in the State of Nevada;
- **License number 41766 is immediately revoked;**
- Respondent is to be removed as both QI and Managing Member from License Nos. 93095, 74754 and 85996;
- the Board's reasonable fees and costs will be assessed.

5. DISCIPLINARY HEARING

IV Steel, LLC

License No.: 90839

Case Nos.: 30069864

Isaias Vargas – Managing Member, CMS and Trade

- Appearances:
 - Board Counsel: Jack Juan, Esq.
 - Board CIU Investigator: Serhan Korkmaz
 - Respondent: Isaias Vargas
 - Homeowner Representative: Marianne Rombola
- Exhibits Admitted:
 - NSCB000001-162; Photo Exhibits NSCB000001-17
 - Notice of Hearing, Complaint and Requirement to Answer
 - Returned mail and envelope
 - Respondent's Answer
- Sworn testimony was provided by Board CIU Investigator, Serhan Korkmaz.
- Sworn testimony was provided by Homeowner Representative, Marianne Rombola.
- Sworn testimony was provided by Respondent, Isaias Vargas.
- The Administrative Law Judge (ALJ) **ORDERS:**
 - Respondent is liable for Allegation Nos. 1, 3, 5 and 6; Fines were taken under advisement; no fines assessed yet.
 - Respondent is to immediately refund \$15,000 to the Homeowner;
 - If the Respondent refunds the \$15,000 to Homeowner within thirty (30) days, Allegation No. 2 will be dismissed;
 - Allegation No. 4 is taken under advisement.
 - Fine amounts are taken under advisement.
 - **License No. 90839 is immediately suspended for non-compliance of financials;**
 - That the Board's reasonable fees and costs will be assessed.

Off the Record: 10:19 a.m.

On the Record: 10:26 a.m.

6. DISCIPLINARY HEARING

Jefes Landscaping, LLC

License Nos: 88821, 88908, 90565, 90566

Case Nos: 30069309, 30069586, 30069675, 30070260

Jose David Perez-Luna – Managing Member, CMS and Trade

- Appearances:
 - Board Counsel: Jack Juan, Esq.
 - Board CIU Investigator: Brook Williams
 - Board SIU Supervisor: Fred Schoenfeldt
 - Respondent counsel: Nathan Aman, Esq.
 - Respondent counsel: Annaliese Gabica, Esq.
 - Respondent: Jose Perez-Luna
 - Respondent Project Manager: Austin Marchant
 - Homeowners/Complainants: Jeffrey and Julie Zapper
 - Homeowner/Complainant: John Bower
- Exhibits Admitted:
 - All Board Exhibits and Photos
 - Respondent Answer and Exhibits

Case No: 30069309

- Sworn testimony was provided by Board CIU Investigator, Brook Williams.
- Sworn testimony was provided by Homeowner, Julie Zapper.
- Sworn testimony was provided by Respondent Project Manager: Austin Marchant.

Off the Record: 11:57 a.m.

On the Record: 1:03 p.m.

- Continued Sworn testimony provided by Respondent Project Manager: Austin Marchant.

Case No: 30069586

- Sworn testimony was provided by Board CIU Investigator, Brook Williams.
- Sworn testimony was provided by Respondent Project Manager: Austin Marchant.

Case No: 30069675

- Sworn testimony was provided by Board CIU Investigator, Brook Williams.
- Sworn testimony was provided by Homeowner, John Bower.
- Sworn testimony was provided by Board Investigations Supervisor, Fred Schoenfeldt.

Case No: 30070260

- Sworn testimony was provided by Board CIU Investigator, Brook Williams.
- Sworn testimony was provided by Respondent Project Manager: Austin Marchant.
- The Administrative Law Judge (ALJ) **ORDERS:**
 - ALL allegations are taken under advisement;
 - Submit short closing briefs on 9/9/26;
 - Both Board counsel and Respondent's counsel shall submit closing and/or rebuttal briefs via email by Wednesday, September 9, 2026. Each matter is to be submitted separately, with a maximum of fifteen (15) pages total.

ADJOURNMENT

There being no further business to come before the Board, the disciplinary hearing was adjourned at 3:58 p.m. by Administrative Law Judge Richard Scotti, Esq.

Respectfully Submitted,



Leslie Fuller, Recording Secretary
Nevada State Contractors Board

APPROVED:



Paul Rozario, Interim Executive Officer
Nevada State Contractors Board