

**State of Nevada**  
**Department of Business & Industry**  
**Real Estate Division**  
**Common-Interest Communities**  
**and Condominium Hotels Program**



# 2016 Five Hot Topics

## Disclaimer

*This is a general education class based on NRS 116 and related laws and regulations. It is not intended to provide legal advice. The instructor cannot comment on specific cases nor interpret the law. If you feel that the association's governing documents or NRS 116 statutes have been violated you can file a complaint at the NV Real Estate Division*





# 2016 Five Hot Topics



1. Powers of the Board–(NRS 116.3103)
2. Violations–(NRS 116.3103)
3. Removal of Board Members–(NRS 116.31036)
4. Bylaws/Rules (NRS 116.3106– NRS116.31065)
5. Meetings–(NRS 116.3108 –NRS116.31083)

**HOT TOPIC**

# Powers of the board

# Best Interest of the Association



The executive board acts on behalf of the association

Shall act on an informed basis, in good faith and in the honest belief that their actions are in the best interest of the association.



NRS 116.3103 Power of executive board to act on behalf of association



# THE POWER TO AFFECT HOW YOU USE AND ENJOY YOUR PROPERTY

Some decisions require all homeowners to vote, some decisions are made by the executive board or other boards or committees established by the association or governing documents.

Decisions may be made by a few persons on the executive board or governing bodies that do not necessarily reflect the view of the majority of homeowners in the community.

# Fill vacancies on the board

Elect members of the executive board, but unless the governing documents provide that a vacancy on the executive board must be filled by a vote of the membership of the association, the executive board may fill vacancies in its membership for the unexpired portion of any term or until the next regularly scheduled election of executive board members, whichever is earlier.

Any executive board member elected to a previously vacant position which was temporarily filled by board appointment may only be elected to fulfill the remainder of the unexpired portion of the term.

NRS.116.3103 Power of executive board  
to act on behalf of association



# Power to impose sanctions

The executive board may determine whether to take enforcement action by exercising the association's power to impose sanctions or commence an action for a violation of the declaration, bylaws or rules, including whether to compromise any claim for unpaid assessments or other claim made by or against it. The executive board does not have a duty to take enforcement action if it determines that, under the facts and circumstances presented:

- (a) The association's legal position does not justify taking any or further enforcement action;
- (b) The covenant, restriction or rule being enforced is, or is likely to be construed as, inconsistent with current law;
- (c) Although a violation may exist or may have occurred, it is not so material as to be objectionable to a reasonable person or to justify expending the association's resources; or
- (d) It is not in the association's best interests to pursue an enforcement action.

( NRS 116.3102 Powers of unit-owners' association)



# Power of executive board to commence action for violations

If a unit's owner or a tenant or an invitee of a unit's owner or a tenant violates any provision of the governing documents of an association, the executive board may impose a fine against the unit's owner or the tenant or the invitee of the unit's owner or the tenant for each violation

( NRS 116.31031 Power of executive board to impose fines and other sanctions for violations of governing documents)



# Enter Exterior Grounds

If an action or notice has been filed or recorded regarding a unit and the association has provided the unit's owner with notice and an opportunity for a hearing, the association, including its employees, agents and community manager, **may**, but is not required to, enter the grounds of the unit, whether or not the unit is vacant, to take any of the following actions if the unit's owner refuses or fails to take any action or comply with any requirement imposed on the unit's owner within the time specified by the association as a result of the hearing:

(a) Maintain the exterior of the unit in accordance with the standards set forth in the governing documents, including, without limitation, any provisions governing maintenance, standing water or snow removal.

(b) Remove or abate a public nuisance on the exterior of the unit which:

- (1) Is visible from any common area of the community or public streets;
- (2) Threatens the health or safety of the residents of the common-interest community;
- (3) Results in blighting or deterioration of the unit or surrounding area; and
- (4) Adversely affects the use and enjoyment of nearby units.

NRS 116.310312



# Charge for clean-up

The association may order that the costs of any maintenance or abatement, including, without limitation, reasonable inspection fees, notification and collection costs and interest, be charged against the unit.

NRS 116.310312



# Limit Use

If a unit's owner or a tenant or an invitee of a unit's owner or a tenant violates any provision of the governing documents of an association, the executive board may, if the governing documents so provide:

(a) Prohibit, for a reasonable time, the unit's owner or the tenant or the invitee of the unit's owner or the tenant from:

(1) Voting on matters related to the common-interest community.

(2) Using the common elements.

NRS 116.31031



# Meetings– Limit amount of time to speak

The executive board may establish reasonable limitations on the time a unit's owner may speak at unit owners or executive board meeting



NRS 116.31085



# Conduct a Reserve Study



## Reserve Study:

1. The executive board shall:
  - (a) At least once every 5 years, cause to be conducted a study of the reserves. (NRS 116.31152)

A detailed analysis of what it will cost a community to repair, replace and restore major components of the common elements and any other portion of the community which it is obligated to preserve



# Solicitation of bids



If an association solicits bids for an association project:

(a) The association must, whenever reasonably possible, solicit at least three bids if the association project is expected to cost:

(1) In a common-interest community that consists of less than 1,000 units, 3 percent or more of the annual budget of the association; or

(2) In a common-interest community that consists of 1,000 or more units, 1 percent or more of the annual budget of the association; and

(b) The bids must be opened and read aloud during a meeting of the executive board.

NRS 116.31086



# Tow a vehicle

May direct the removal of vehicles improperly parked on property owned or leased by the association, as authorized pursuant to [NRS 487.038](#), or improperly parked on any road, street, alley or other thoroughfare within the common-interest community in violation of the governing documents.

- ▶ the association must post written notice in a conspicuous place on the vehicle or provide oral or written notice to the owner or operator of the vehicle at least 48 hours before the association may direct the removal of the vehicle, **unless** the vehicle:
  - (1) Is blocking a fire hydrant, fire lane or parking space designated for the handicapped; or
  - (2) Poses an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the units' owners or residents of the common-interest community.

NRS 116.3102



# Violations

# Exceptions

Impose a fine against the unit's owner or the tenant or the invitee of the unit's owner or the tenant for each violation, except that:

- (1) A fine may not be imposed for a violation that is the subject of a construction penalty
- (2) A fine may not be imposed against a unit's owner or a tenant or invitee of a unit's owner or a tenant for a violation of the governing documents which involves a vehicle and which is committed by a person who is delivering goods to, or performing services for, the unit's owner or tenant or invitee of the unit's owner or the tenant.

NRS 116.31031



# Amount of the fine

If the violation does not pose an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the units' owners or residents of the common-interest community,

the amount of the fine must be commensurate with the severity of the violation and must be determined by the executive board in accordance with the governing documents,

but the amount of the fine **must not** exceed \$100 for each violation or a total amount of \$1,000, whichever is less.

NRS 116.31031



# Violation committed by others

The executive board may not impose a fine against a unit's owner for a violation of any provision of the governing documents of an association committed by an invitee of the unit's owner or the tenant unless the unit's owner:

- (a) Participated in or authorized the violation;
- (b) Had prior notice of the violation; or
- (c) Had an opportunity to stop the violation and failed to do so.



NRS 116.31031(2)

# A schedule of the fines

If the association adopts a policy imposing fines for any violations of the governing documents of the association, the secretary or other officer specified in the bylaws shall prepare and cause to be hand-delivered or sent prepaid by United States mail to the mailing address of each unit or to any other mailing address designated in writing by the unit's owner, a schedule of the fines that may be imposed for those violations.



NRS 116.31031(3)



# Steps required before imposing a fine

The executive board may not impose a fine pursuant unless:

(a) Not less than 30 days before the alleged violation, the unit's owner and, if different, the person against whom the fine will be imposed had been provided with **written notice** of the applicable provisions of the governing documents that form the basis of the alleged violation; and

(b) Within a reasonable time after the discovery of the alleged violation, the unit's owner and, if different, the person against whom the fine will be imposed has been provided with:

(1) **Written notice:**

(I) Specifying in detail the alleged violation, the proposed action to cure the alleged violation, the amount of the fine, and the date, time and location for a hearing on the alleged violation; and

(II) Providing a clear and detailed photograph of the **alleged violation**, if the alleged violation relates to the physical condition of the unit or the grounds of the unit or an act or a failure to act of which it is possible to obtain a photograph; and

(2) A reasonable opportunity to cure the alleged violation or to **contest** the alleged violation at the hearing.

# Scheduling of hearing

The executive board must schedule the date, time and location for the hearing on the alleged violation so that the unit's owner and, if different, the person against whom the fine will be imposed is provided with a reasonable opportunity to prepare for the hearing and to be present at the hearing.



# No hearing

The executive board must hold a hearing before it may impose the fine, **unless** the fine is **paid before the hearing** or unless the unit's owner and, if different, the person against whom the fine will be imposed:

(a) Executes a written waiver of the right to the hearing; or

(b) Fails to appear at the hearing after being provided with proper notice of the hearing.



# A continuing violation

If a fine is imposed and the violation is not cured within 14 days, or within any longer period that may be established by the executive board, the violation shall be deemed a continuing violation.

Thereafter, the executive board may impose an additional fine for the violation for each 7-day period or portion thereof that the violation is not cured.

Any additional fine may be imposed without providing the opportunity to cure the violation and without the notice and an opportunity to be heard



# Must not participate or vote

A member of the executive board shall not participate in any hearing or cast any vote relating to a fine if the member has not paid all assessments which are due to the association by the member.

If a member of the executive board:

- (a) Participates in a hearing in violation of this subsection, any action taken at the hearing is void.
- (b) Casts a vote in violation of this subsection, the vote is void.



# Removal of the board

# With or Without cause

Notwithstanding any provision of the declaration or bylaws to the contrary, any member of the executive board, other than a member appointed by the declarant, may be removed from the executive board, with or without cause

NRS 116.31036



# Criteria for removal

The number of votes cast **in favor** of removal constitutes:

- (a) At least 35 percent of the total number of voting members of the association; and
- (b) At least a majority of all votes cast in that removal election.

NRS 116.31036



# Removal Election

A removal election may be called by units' owners constituting at least 10 percent, or any lower percentage specified in the bylaws, of the total number of voting members of the association.

To call a removal election, the units' owners must submit a written petition which is signed by the required percentage of the total number of voting members of the association pursuant to this subsection and which is mailed, return receipt requested, or served by a process server to the executive board or the community manager for the association

NRS 116.31036



# Voting on Secret Ballots

The voting rights of the units' owners will be exercised through the use of secret written ballots pursuant to this section:

(1) The secret written ballots for the removal election must be sent in the manner required by this section not less than 15 days or more than 60 days after the date on which the petition is received; and

(2) The executive board shall set the date for the meeting to open and count the secret written ballots so that the meeting is held not more than 15 days after the deadline for returning the secret written ballots and not later than 90 days after the date on which the petition was received.

# Procedure for secret ballot voting

The secretary or other officer specified in the bylaws of the association shall cause a secret ballot and a return envelope to be sent, prepaid by United States mail, to the mailing address of each unit within the common-interest community or to any other mailing address designated in writing by the unit's owner.

(b) Each unit's owner must be provided with at **least 15** days after the date the secret written ballot is mailed to the unit's owner **to return** the secret written ballot to the association.

(c) Only the secret written ballots that are returned to the association may be counted to determine the outcome.

(d) The secret written ballots **must be opened and counted** at a meeting of the association.



# Limit access

The incumbent members of the executive board, including, without limitation, the member who is subject to the removal, may not possess, be given access to or participate in the opening or counting of the secret written ballots that are returned to the association before those secret written ballots have been opened and counted at a meeting of the association.

NRS 116.31036



# Removal Example

In a 100-Unit HOA ...

100 unit associations- must have 35% return on ballots to start

0-34 ballots returned the person is not removed due to not enough ballots returned

**35 ballots**- for removal all ballots must cast votes in favor for removal

**40 ballots**- 35 ballots must cast votes in favor for removal (due to majority would be 21)

**50 ballots** - 35 ballots must cast votes in favor for removal (due to majority would be 26)

**60 ballots**- 35 ballots must cast votes in favor for removal (due to majority would be 31)

**70 ballots**- 35 ballots must cast votes in favor for removal and one additional (total 36 to remove)

**80 ballots**- 35 ballots must cast votes in favor for removal and additional 6 (total 41 ballots to remove)

**90 ballots**- 35 ballots must cast votes in favor for removal and additional 16 (total 46 ballots to remove)

**100 ballots**- 35 ballots must cast votes in favor for removal and additional 15 (total 51 ballots to remove)

# Bylaws

# Bylaws

The bylaws of the association must:

- (a) Provide the **number of members** of the executive board and the titles of the officers of the association;
- (b) Provide for election by the executive board of a president, treasurer, secretary and any other officers of the association the bylaws specify;
- (c) **Specify the qualifications, powers and duties, terms of office** and manner of electing and removing officers of the association and members of the executive board and filling vacancies;
- (d) **Specify the powers** the executive board or the officers of the association **may delegate** to other persons or to a community manager;
- (e) Specify the officers who may prepare, execute, certify and record amendments to the declaration on behalf of the association;
- (f) **Provide procedural rules** for conducting meetings of the association;
- (g) Specify a **method** for the units' owners to **amend the bylaws**;
- (h) Provide **procedural rules** for conducting elections;
- (i) Contain any provision necessary to satisfy requirements in this chapter or the declaration concerning meetings, voting, quorums and other activities of the association; and
- (j) Provide for any matter required by law of this State other than this chapter to appear in the bylaws of organizations of the same type as the association.

2. Except as otherwise provided in this chapter or the declaration, the bylaws may provide for any other necessary or appropriate matters, including, without limitation, matters that could be adopted as rules.

3. The bylaws must be **written** in plain **English**.

NRS116.3106



# Rules

# Rules

The rules adopted by an association:

1. Must be reasonably related to the purpose for which they are adopted.
2. Must be sufficiently explicit in their prohibition, direction or limitation to inform a person of any action or omission required for compliance.
3. Must not be adopted to evade any obligation of the association.
4. **Must be consistent with the governing documents** of the association and must not arbitrarily restrict conduct or require the construction of any capital improvement by a unit's owner that is not required by the governing documents of the association.
5. **Must be uniformly enforced under the same or similar circumstances** against all units' owners. Any rule that is not so uniformly enforced may not be enforced against any unit's owner.
6. May be enforced by the association through the imposition of a fine only if the association complies with the requirements set forth in [NRS 116.31031](#).

NRS 116.31065



# Meetings

A few simple things for the board to remember

# MEETINGS

1. Request speakers to state their name before starting to speak –audio is record
2. You have a audience – be aware of non-verbal communication
3. Do not speak when some is speaking and has the floor
4. Educate the unit owners about meetings
  - ❖ The board does not have to respond
  - ❖ The board can limit the time on comments
  - ❖ Disrupting a meeting is violation of NRS 203.090
5. Review Roberts Rules



# Unit Owners vs Executive Meeting



# Association Meeting Similarities

Meeting a place stated in or fixed in accordance with the bylaws

Shall cause notice–time and place of meeting

Agenda–actionable items listed

Period devoted to comments

Minutes & Minutes summary



# Association Meeting Differences

Notice:

**Unit owners** – Not less than 15 days or more 60 days

**Executive** – not less than 10 days before date of meeting

**Unit owners**– mailed/email to address provided by unit owner

**Executive** – sent in mail, published in newsletter, hand delivered or posted in a prominent place with the association

Agenda:

**Unit Owner**– mailed with notice

**Executive** –mailed with notice or date on which and locations where copies of agenda be obtained

# Differences

Timing of meetings:

Ability to comment:

**Unit owners** –once

**Executive**– twice scheduled for both beginning and end of meeting

Audio taping:

**Unit owners & executive meeting** – able to audio tape

**Executive session** – no audio required

## Critical to all meeting

### ☐ Agenda

- A. A clear and complete statement of the topics scheduled to be considered during the meeting
- B. A list describing the items on which action may be taken and clearly denoting that action may be taken on those items.
- C. A period devoted to comments by units' owners regarding any matter affecting the common-interest community or the association and discussion of those comments
- D. In an emergency, the executive board may take action on an item which is not listed on the agenda as an item on which action may be taken
- E. If an executive board receives a written complaint from a unit's owner alleging that the executive board has violated any provision of this chapter or any provision of the governing documents of the association, the executive board shall, upon the written request of the unit's owner, place the subject of the complaint on the agenda of the next regularly scheduled meeting of the executive board.

# Preparing An Agenda

- ✓ Outline of meeting
- ✓ Use an agenda form that lists the standard order of business
- ✓ Officers and committees to report are listed in the order in which they appear in the bylaws
- ✓ List only those officers or chairmen whom you know to have a report (saves time, no need for “no report” responses)
- ✓ Check bylaws for requirements that certain business be conducted at specific meetings of the year
- ✓ Check the minutes of the last meeting for any business that was postponed



# Minutes

## ☐ Minutes

- A. Any matter discussed by the executive board when it meets in executive session must be generally noted in the minutes of the meeting of the executive board (NRS 116.31085(6))
  
- B. The minutes of each meeting of the **units' owners** must include:
  - (a) The date, time and place of the meeting;
  - (b) The substance of all matters proposed, discussed or decided at the meeting; and
  - (c) The substance of remarks made by any unit's owner at the meeting if the unit's owner requests that the minutes reflect his or her remarks or, if the unit's owner has prepared written remarks, a copy of his or her prepared remarks if the unit's owner submits a copy for inclusion



# Minutes

## ☐ Minutes

C. The minutes of each meeting of the **executive board** must include:

- (a) The date, time and place of the meeting;
- (b) Those members of the executive board who were present and those members who were absent at the meeting;
- (c) The substance of all matters proposed, discussed or decided at the meeting;
- (d) A record of each member's vote on any matter decided by vote at the meeting; and
- (e) The substance of remarks made by any unit's owner who addresses the executive board at the meeting if the unit's owner requests that the minutes reflect his or her remarks or, if the unit's owner has prepared written remarks, a copy of his or her prepared remarks if the unit's owner submits a copy for inclusion



# Executive Session

## NRS 116.31085 Right of units' owners to speak at certain meetings; limitations on right; limitations on power of executive board to meet in executive session

1. Except as otherwise provided in this section, a unit's owner may attend any meeting of the units' owners or of the executive board and speak at any such meeting. The executive board may establish reasonable limitations on the time a unit's owner may speak at such a meeting.

2. An executive board **may not meet** in executive session to **open or consider bids for an association project** as defined in [NRS 116.31086](#), or to enter into, renew, modify, terminate or take any other action regarding a contract.

3. An executive board **may meet** in executive session only to:

(a) **Consult with the attorney** for the association on matters relating to proposed or pending litigation if the contents of the discussion would otherwise be governed by the privilege set forth in [NRS 49.035](#) to [49.115](#), inclusive.

(b) **Discuss the character, alleged misconduct, professional competence, or physical or mental health of a community manager or an employee of the association.**

(c) Except as otherwise provided in subsection 4, **discuss a violation of the governing documents, including, without limitation, the failure to pay an assessment.**

(d) Discuss the **alleged failure of a unit's owner to adhere to a schedule** required pursuant to [NRS 116.310305](#) if the alleged failure may subject the unit's owner to a **construction penalty.**



# Meet in Executive Session for Violations (NRS 116.31085)

An executive board may meet in executive session only to:

(c) Discuss a **violation of the governing documents**, including, without limitation, the failure to pay an assessment.

(d) Discuss the alleged failure of a unit's owner to adhere to a schedule required pursuant to [NRS 116.310305](#) if the alleged failure may subject the unit's owner to a construction penalty

**NRS 116.31085 Right of units' owners**



# Executive Session meeting not be audio recorded

Executive board is meeting in executive session, the meeting must not be audio recorded

NRS 116.31083 Meetings of executive board; frequency of meetings;



# Special Meeting

An association shall hold a special meeting of the units' owners to address any matter affecting the common-interest community or the association if its president, a majority of the executive board or units' owners constituting at least 10 percent, or any lower percentage specified in the bylaws, of the total number of votes in the association request that the secretary call such a meeting.



NRS 116.3108 Meetings of units' owners of association; frequency of meetings; calling special meetings

# Special Meeting

To call a special meeting, the units' owners must submit a written petition which is signed by the required percentage of the total number of voting members of the association pursuant to this subsection and which is mailed, return receipt requested, or served by a process server to the executive board or the community manager for the association.

NRS 116.3108 Meetings of units' owners of association; frequency of meetings; calling special meetings



# Special Meeting

If the petition calls for a special meeting, the executive board shall set the date for the special meeting so that the special meeting is held not less than 15 days or more than 60 days after the date on which the petition is received.

The association shall not adopt any rule or regulation which prevents or unreasonably interferes with the collection of the required percentage of signatures for a petition pursuant to this subsection

NRS 116.3108 Meetings of units' owners of association; frequency of meetings; calling special meetings



It's not an emergency because you say so



Really no rush



Rush in action required

“Emergency” means any occurrence or combination of occurrences that:

- (a) Could not have been reasonably foreseen;
- (b) Affects the health, welfare and safety of the units’ owners or residents of the common-interest community;
- (c) Requires the immediate attention of, and possible action by, the executive board; and
- (d) Makes it impracticable to comply with the provisions of subsection 2 or 5.

NRS 116.31083 Meetings of executive board

# Board member not participate

A member of the executive board shall not participate in any hearing or cast any vote relating to a fine if the member has not paid all assessments which are due to the association by the member.

If a member of the executive board:

(a) Participates in a hearing in violation of this subsection, any action taken at the hearing is void.

(b) Casts a vote in violation of this subsection, the vote is void.

**NRS 116.31031(9) Power of executive board to impose fines**

# Successful Meetings

Greet and welcome the attendees

Reminders of Roberts Rules of Order

Follow the agenda

Maintain order, firmly yet politely

People should be instructed to speak one at a time

Private conversations among board members, or among audience members, should be discouraged

No level of harassment should be tolerated

# Successful Meetings

Reminders(proper meeting etiquette)

Speaking concerns(#minutes to speak)

Board is not required to respond, it is not a time for dialogue

Use stacked agenda when necessary (must be posted on the agenda, if using)

Have necessary equipment (gavel, timer, audio recorder)



# What officers need to know to run a meeting effectively

1. Be on time and start on time
2. Be organized
3. Be prepared and be familiar for procedural rules of the bylaws
4. Be a teacher—explaining procedure clearly and communicate the next order of business
5. Be in control of the floor—remind members that floor assigned to one member at a time
6. Postpone or stop meeting if disorder arises



6. Be Impartial—give members of both sides of an issue an opportunity to speak
7. Be composed—stay calm and keep meeting moving
8. Be precise—restate the motion before taking a vote, be certain of results. May retake vote by requesting a showing of hands
9. Be focused—do not allow irrelevant discussion
10. Be temperate—use gavel sparingly, tap once to open and close the meeting



# Important points

- Write minutes as promptly as possible
- Promptly send a copy to president, alert the president to unfinished business.
- Prepare a summary of executive board meetings and be prepared to report motions to the membership.
- Sign the minutes and report the date of approval.
- Be specific in recording corrections, noting the date, the page and the line of correction appears. All corrections are in red.
- \*Check the audio tapes



# CAM Responsibility

- ▶ Robert Rules are being followed/Proper call to order
- ▶ All proper notice given to unit owners
- ▶ Packets completed and presented prior to meetings to all board members
- ▶ Clear agenda –listing all items of action
- ▶ Be sure no action items are voted on unless listed on agenda
- ▶ Stop any actions taken by the board which is a violation of NRS116, NRS116a or governing documents(i.e.no meetings outside scheduled meetings)
- ▶ Review actions taken are recorded and minutes are completed



# CAM Responsibility

- ▶ Audio tape was successful if not notify board immediately
- ▶ Offer suggestions for success
- ▶ Meeting Minutes completed
- ▶ Storing of records (bids, contracts, violations)
- ▶ Meeting minutes and records available for unit owners to review
- ▶ Schedule any additional meetings
- ▶ Prepare proper notice



# Disputes at Meetings

- ▶ Develop and follow procedural rules/code of conduct – make sure all directors and unit owners sign a copy
- ▶ Be calm, be patient
- ▶ Focus on the behavior, not the person
- ▶ Call for order
- ▶ Call a recess
- ▶ Violations...Consequences??
- ▶ Safety issues must be addressed



# Disrupting a Meeting

- ▶ NRS 203.090 – Disturbing a meeting
  - Every person who, without authority of law, shall willfully disturb any assembly or meeting not unlawful in its character, shall be guilty of a misdemeanor
- ▶ NRS 116.31184
  - Threats and harassment prohibited,
  - Action that causes harm or serious emotional distress, or the reasonable apprehension thereof
  - Action that creates a hostile environment
  - Violation is a misdemeanor
  - Reportable to law enforcement



# Five Hot Topics Wrap Up

1. Powers of the Board–(NRS 116.3103)
2. Violations–(NRS 116.3103)
3. Removal of Board Members–(NRS 116.31036)
4. Bylaws/Rules (NRS 116.3106– NRS116.31065)
5. Meetings–(NRS 116.3108 –NRS116.31083)



# QUESTIONS?

- ▶ Web Site

- [www.red.nv.gov](http://www.red.nv.gov)

- ▶ Phone

- 702.486.4480/877.829.9907/775.687.4208

- ▶ FAX

- 702.486.4520/775.687.4868

- ▶ E-Mail

- [Ombclasses@red.nv.gov](mailto:Ombclasses@red.nv.gov)

- ▶ Office Locations

2501 East Sahara Ave., Suite 202, Las Vegas, NV 89104

1818 E. College Parkway, Suite 110 Carson City, NV 89706-7986



# Reference

Fire image -  
[http://search.tb.ask.com/search/AJimage.jhtml?searchfor=google++fire++flames&ts=1440429905007&p2=%5EZO%5Exdm161%5EYYA%5Eus&n=780D139E&ss=sub&st=hp&ptb=6F193CA9-9BA4-4525-ABA3-8751B3ED54B8&si=EL\\_UTUS\\_13&tpr=sbt](http://search.tb.ask.com/search/AJimage.jhtml?searchfor=google++fire++flames&ts=1440429905007&p2=%5EZO%5Exdm161%5EYYA%5Eus&n=780D139E&ss=sub&st=hp&ptb=6F193CA9-9BA4-4525-ABA3-8751B3ED54B8&si=EL_UTUS_13&tpr=sbt)

Bid Image-  
[https://www.google.com/search?q=bids&rlz=1C1OPRB\\_enUS609US609&espv=2&biw=1680&bih=925&source=Inms&tbm=isch&sa=X&ved=0ahUKEwjv8Pz4w\\_3NAhUC0WMKHfsdA1IQ\\_AUIBigB](https://www.google.com/search?q=bids&rlz=1C1OPRB_enUS609US609&espv=2&biw=1680&bih=925&source=Inms&tbm=isch&sa=X&ved=0ahUKEwjv8Pz4w_3NAhUC0WMKHfsdA1IQ_AUIBigB)



# Source of information

- ▶ NRS 116 Nevada Revised Statutes
- ▶ NRS116A
  
- ▶ NAC116 Nevada Administrative Code
- ▶ NAC116A
- ▶ Visit our website [www.red.nv.gov](http://www.red.nv.gov)

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Common-Interest Ownership (Uniform Act)	NRS 116	NAC 116
Common-Interest Communities: Regulation of Community	NRS 116A	NAC 116A