

BEFORE THE COMMISSION FOR COMMON-INTEREST  
COMMUNITIES AND CONDOMINIUM HOTELS  
STATE OF NEVADA

GAIL J. ANDERSON, Administrator,  
REAL ESTATE DIVISION, DEPARTMENT  
OF BUSINESS & INDUSTRY,  
STATE OF NEVADA,

Petitioner,

vs.

DEBI PIKE,

Respondent.

Case No. CIS 12-08-29-038

**FILED**

JUN 21 2012

NEVADA COMMISSION OF  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

ORDER APPROVING STIPULATION  
FOR SETTLEMENT OF DISCIPLINARY ACTION

The Stipulation for Settlement of Disciplinary Action having come before the Commission For Common-Interest Communities and Condominium Hotels, Department of Business and Industry, State of Nevada, during its regular agenda on March 6, 2012 and the Commission being fully apprised in the premises, and good cause appearing,

IT IS ORDERED that the Stipulation for Settlement of Disciplinary Action attached hereto as **Exhibit 1** and incorporated herein, is approved in full.

This Order shall become effective on the 21<sup>st</sup> day of July, 2012.

DATED this 18<sup>TH</sup> day of JUNE, 2012.

COMMISSION FOR COMMON-INTEREST  
COMMUNITIES AND CONDOMINIUM HOTELS

By: Randolph Watkins  
CHAIRMAN

Attorney General's Office  
555 F. Washington, Suite 3000  
Las Vegas, NV 89101

EXHIBIT 1

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NEVADA COMMISSION OF  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

**STIPULATION FOR SETTLEMENT OF DISCIPLINARY ACTIONS**

Nevada Revised States ("NRS") and Nevada Administrative Code ("NAC") sections 116 and 116A gives the State of Nevada, Department of Business and Industry, Real Estate Division, Commission for Common-Interest Communities and Condominium Hotels ("the Commission") jurisdiction over all those engaged in activities regulated by Chapter 116 and 116A.

Pursuant to that authority, Administrator, Gail J. Anderson, and Respondent DEBI PIKE ("RESPONDENT" or "PIKE") enter into the following Stipulation for Settlement of Disciplinary Action ("Stipulation"), as follows:

**JURISDICTION**

RESPONDENT engaged in activities for which licensure as a Community Manager by the Division is required and is, therefore, subject to the jurisdiction of the Division and the provisions of NRS Chapters 116 and 116A and NAC Chapters 116 and 116A.

**FACTUAL ALLEGATIONS**

1. RESPONDENT was first licensed as a Provisional Community Manager by the Division under certificate number CAM.0006928-PROV effective on February 5, 2009 and expired on February 28, 2011.

1           2.       RESPONDENT was then licensed as a Community Manager by the Division  
2 under certificate number CAM.0006928 effective July 25, 2011.

3           3.       RESPONDENT was not licensed as a Community Manager from March 1, 2011  
4 through July 24, 2011.

5           4.       After the expiration of RESPONDENT's provisional community manager  
6 certificate, RESPONDENT continued to perform the duties of a community manager by  
7 signing and submitting the Annual Registration Form for Sonora Hills as the community  
8 manager on July 13, 2011.

9           5.       After the expiration of RESPONDENT's provisional community manager  
10 certificate, RESPONDENT continued to perform the duties of a community manager by  
11 signing Sonora Hills' check number 5053 payable to NRED-Ombudsman dated July 13, 2011.

12          6.       After the expiration of RESPONDENT's provisional community manager  
13 certificate, RESPONDENT continued to perform the duties of a community manager by  
14 signing Sonora Hills' check number 5051 payable to Tida International dated May 10, 2011.

15          7.       After the expiration of RESPONDENT's provisional community manager  
16 certificate, RESPONDENT continued to perform the duties of a community manager by  
17 signing Sonora Hills' check number 5049 payable to Absolute Management Services in the  
18 amount of \$1,150 for RESPONDENT's fee as the community manager dated May 10, 2011.

19          8.       After the expiration of RESPONDENT's provisional community manager  
20 certificate, RESPONDENT continued to perform the duties of a community manager by  
21 signing Sonora Hills' check number 5050 payable to Secretary of State dated May 19, 2011.

22          9.       After the expiration of RESPONDENT's provisional community manager  
23 certificate, RESPONDENT continued to perform the duties of a community manager by  
24 signing Sonora Hills' check number 5052 payable to Absolute Management Services in the  
25 amount of \$1,150 for RESPONDENT's fee as the community manager dated July 5, 2011.

26           ...

27           ...

28           ...

Attorney General's Office  
555 E. Washington, Suite 3900  
Las Vegas, NV 89101

**VIOLATIONS OF LAW**

1  
2 1. RESPONDENT violated NRS 116A.400 by signing and submitting the Annual  
3 Registration Form for Sonora Hills as the community manager on July 13, 2011 without  
4 holding a certificate.

5 2. RESPONDENT violated NRS 116A.400 by acting as a community manager  
6 without holding a certificate for signing Sonora Hills' check number 5053 payable to NRED-  
7 Ombudsman dated July 13, 2011.

8 3. RESPONDENT violated NRS 116A.400 by acting as a community manager  
9 without holding a certificate for signing Sonora Hills' check number 5051 payable to Tida  
10 International dated May 10, 2011.

11 4. RESPONDENT violated NRS 116A.400 by acting as a community manager  
12 without holding a certificate for signing Sonora Hills' check number 5049 payable to Absolute  
13 Management Services in the amount of \$1,150 for RESPONDENT's fee as the community  
14 manager dated May 10, 2011.

15 5. RESPONDENT violated NRS 116A.400 by acting as a community manager  
16 without holding a certificate for signing Sonora Hills' check number 5050 payable to Secretary  
17 of State dated May 19, 2011.

18 6. RESPONDENT violated NRS 116A.400 by acting as a community manager  
19 without holding a certificate for signing Sonora Hills' check number 5052 payable to Absolute  
20 Management Services in the amount of \$1,150 for RESPONDENT's fee as the community  
21 manager dated July 5, 2011.

**DISCIPLINE AUTHORIZED**

22  
23 Pursuant to the provisions of NRS 116A.900 the Commission has the discretion to  
24 impose an administrative fine against any person who knowingly engages in any activity for  
25 which a certificate is required pursuant to NRS 116A if the person does not hold the required  
26 certificate. If the Commission imposes an administrative fine, it may not exceed the amount of  
27 any gain or economic benefit that the person derived from the violation or \$10,000, whichever  
28 amount is greater.

1 In determining the appropriate amount of the administrative fine, the Commission shall  
2 consider:

3 1. The severity of the violation and the degree of any harm that the violation  
4 caused to other persons:

5 2. The nature and amount of any gain or economic benefit that the person derived  
6 from the violation;

7 3. The person's history or record of other violations; and

8 4. Any other facts or circumstances that the Commission deems to be relevant.

9 **SETTLEMENT**

10 The Division was prepared to present its case based upon the filed Complaint with the  
11 Commission and RESPONDENT was prepared to defend such Complaint. However, the  
12 parties desire to compromise and settle the instant controversy upon the following terms and  
13 conditions:

14 1. RESPONDENT admits and stipulates to the above stated Factual Allegations and  
15 Violations of Law.

16 2. Respondent agrees to pay to the Division FIVE THOUSAND DOLLARS  
17 (\$5,000.00) in an administrative fine within 60 days of the effective date of the Commission's  
18 Order Approving Stipulation. Payment is not actually received by the Division on or before its  
19 due date shall be construed as an event of default by the Respondent.

20 3. In the event of default, Respondent agrees that her license shall be immediately  
21 suspended, the unpaid balance of the administrative fine shall become immediately  
22 accelerated, and the unpaid balance, together with any attorney's fees and costs that may  
23 have been assessed, shall be due in full to the Division within ten (10) calendar days of the  
24 date of default. Respondent agrees that the suspension of her license shall continue until the  
25 unpaid balance is paid in full.

26 4. Respondent agrees to attend a three hour course in law related courses  
27 continuing education, to be completed within 12 months of the Effective Date of the  
28 Commission's Order Approving Stipulation. The hours must be live education and will not

1 count towards Respondent's continuing education requirements. Respondent agrees that her  
2 license shall be immediately suspended if she fails to timely attend and complete the above  
3 continuing education. Respondent agrees that the suspension of her license shall continue  
4 until the continuing education is completed.

5 5. The Division agrees not to pursue any other or greater remedies or fines in  
6 connection with Respondent's alleged conduct referenced herein.

7 6. Respondent and the Division agree that by entering into this Stipulation, the  
8 Division does not concede any defense or mitigation Respondent may assert and that once  
9 this Stipulation is approved and fully performed, the Division will close its file in this matter.

10 7. Respondent agrees that if the fine or continuing education is not timely  
11 completed, or if the terms and conditions of this settlement are not met, the Division may, at  
12 its option, rescind this Stipulation and proceed with prosecuting the Complaint before the  
13 Commission.

14 8. Respondent agrees and understands that by entering into this Stipulation,  
15 Respondent is waiving her right to a hearing at which Respondent may present evidence in  
16 her defense, her right to a written decision on the merits of the complaint, her rights to  
17 reconsideration and/or rehearing, appeal and/or judicial review, and all other rights which may  
18 be accorded by the Nevada Administrative Procedure Act, NRS 116 and NRS 116A and  
19 accompanying regulations, and the federal and state constitutions. Respondent understands  
20 that this Agreement and other documentation may be subject to public records laws.  
21 Respondent understands and agrees that the Commission members who review this matter for  
22 approval of this Stipulation may be the same members who ultimately hear, consider and  
23 decide the Complaint if this Stipulation is either not approved by the Commission or is not  
24 timely performed by Respondent. Respondent fully understands that she has the right to be  
25 represented by legal counsel in this matter at her own expense.

26 9. Each party shall bear its own attorney's fees and costs.

27 10. Stipulation is Not Evidence. Neither this Stipulation nor any statements made  
28 concerning this Stipulation may be discussed or introduced into evidence at any hearing on

1 the Complaint, if the Division must ultimately present its case based on the Complaint filed in  
2 this matter.

3 11. Approval of Stipulation. Once executed, this Stipulation will be filed with the  
4 Commission and will be placed on the agenda for approval at its March 6-8, 2012 public  
5 meeting. The Division will recommend to the Commission approval of the Stipulation.  
6 Respondent agrees that the Commission may approve, reject, or suggest amendments to this  
7 Stipulation that must be accepted or rejected by Respondent before any amendment is  
8 effective.

9 12. Withdrawal of Stipulation. If the Commission rejects this Stipulation or suggests  
10 amendments unacceptable to Respondent, Respondent may withdraw from this Stipulation  
11 and the Division may pursue its Complaint before the Commission at the Commission's next  
12 regular public meeting.

13 13. Release. In consideration of execution of this Stipulation, the Respondent for  
14 herself, her heirs, executors, administrators, successors, and assigns, hereby releases  
15 remises, and forever discharges the State of Nevada, the Department of Business and  
16 Industry and the Division, and each of their respective members, agents, employees and  
17 counsel in their individual and representative capacities, from any and all manner of actions,  
18 causes of action, suits, debts, judgments, executions, claims, and demands whatsoever,  
19 known and unknown, in law or equity, that the Respondent ever had, now has, may have, or  
20 claim to have, against any or all of the persons or entities named in this section, arising out of  
21 or by reason of the Division's investigation, this disciplinary action, and all other matters  
22 relating thereto.

23 14. Indemnification. Respondent hereby indemnifies and holds harmless the State  
24 of Nevada, the Department of Business and Industry, the Division, and each of their  
25 respective members, agents, employees and counsel in their individual and representative  
26 capacities against any and all claims, suits, and actions brought against said persons and/or  
27 entities by reason of the Division's investigation, this disciplinary action and all other matters  
28 relating thereto, and against any and all expenses, damages, and costs, including court costs

1 and attorney fees, which may be sustained by the persons and/or entities named in this  
2 section as a result of said claims, suits, and actions.

3 15. Respondent has signed and dated this Stipulation only after reading and  
4 understanding all terms herein.

5 State of Nevada  
6 Department of Business and Industry  
7 Real Estate Division

8 Dated: 3-05-12

9 By: Gail J. Anderson  
10 Gail J. Anderson, Administrator

11 Dated: 3.6.12

12 By: Debi Pike  
13 Debi Pike, Respondent

14 Approved as to form:

15 CATHERINE CORTEZ MASTO  
16 Attorney General

17 Dated: 3-6-12

18 By: Kimberly A. Arguello  
19 Senior Deputy Attorney General

20 Dated: 3/6/12

21 By: Huong X. Lam  
22 Huong X. Lam #10916  
23 Attorney for Respondent  
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