

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,

Case No. 2013-2030; 2295;  
2294; 2195; 2911

Petitioner,

vs.

FILED

DEV INDER PAPPAS,

MAR 03 2014

Respondent.

NEVADA COMMISSION OF  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

**FINDINGS OF FACT,  
CONCLUSIONS OF LAW AND ORDER**

This matter came on for hearing before the Commission for Common-Interest Communities and Condominium Hotels, State of Nevada (the "Commission"), during a regular agenda on February 25, 2014, at the Grant Sawyer Building, 555 E. Washington Ave., Room 2450, Las Vegas, Nevada 90101 (the "Hearing"). The RESPONDENT, Dev Inder Pappas, did not appear and was not represented. Michelle D. Briggs, Esq., Senior Deputy Attorney General with the Nevada Attorney General's Office, appeared on behalf of the Real Estate Division of the Department of Business and Industry, State of Nevada (the "Division").

Ms. Briggs presented testimony from Terilyn Thompson, the Commission coordinator, regarding notice of the Complaint, hearing and documents to Ms. Pappas via certified mail. The Commission, having considered the evidence introduced by Petitioner and being fully advised, enters the following Findings of Fact, Conclusions of Law, and Order. Under Nevada Revised Statutes (NRS) and Nevada Administrative Code (NAC) Chapter 116 and 116A, the Commission has legal jurisdiction and authority over this matter.

**FINDINGS OF FACT**

The Commission, based upon the filed complaint and response, and the evidence filed by Petitioner in support of the complaint, finds that there is substantial evidence in the record to establish each of the following Findings of Fact.

1           1.     RESPONDENT received a community manager certificate from the Division on  
2 April 22, 2005 (CAM.0000381).

3           2.     RESPONDENT received a supervising community manager certificate  
4 designation on August 22, 2011 (CAM.0000381-SUPR).

5           3.     In 2013, RESPONDENT worked for Taylor Association Management ("Taylor").

6           4.     On April 30, 2013, RESPONDENT'S supervising community manager certificate  
7 expired non-renewed.

8           5.     On June 13, 2013, RESPONDENT submitted to the Division an annual  
9 registration filing addendum for Pebble Canyon Homeowners Association and listed herself as  
10 the community manager.

11          6.     On June 25, 2013, RESPONDENT submitted to the Division an annual  
12 registration form for Whisper Creek Owners Association and for Starfire Homeowners  
13 Association, and both listed herself as the community manager.

14          7.     On June 28, 2013, RESPONDENT submitted to the Division an annual  
15 registration filing addendum for Astoria Iron Mountain Homeowners Association and listed  
16 herself as the community manager.

17          8.     On August 27, 2013, RESPONDENT submitted to the Division an annual  
18 registration form for Pebble Canyon Homeowners Association and listed herself as the  
19 community manager.

20          9.     By letter dated on September 9, 2013, the Division's investigator informed  
21 RESPONDENT of the Division's investigation into RESPONDENT'S community manger  
22 activities after her certificate expired.

23          10.    By letter dated September 23, 2013, RESPONDENT answered the Division  
24 saying she was unable to satisfy the education requirements for renewal due to damage to  
25 her attendance certificates.

26          11.    RESPONDENT requested an extension to have her license renewed no later  
27 than October 21, 2013, and asked that she still be allowed to service her communities.

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1 3. The Division may institute debt collection proceedings for failure to timely pay the  
2 total fine, or any installment thereof. Further, if collection goes through the State of  
3 Nevada, then RESPONDENT shall also pay the costs associated with collection.

4 DATED this 3 day of March, 2014.

6 COMMISSION FOR COMMON-INTEREST  
7 COMMUNITIES AND CONDOMINIUM  
8 HOTELS DEPARTMENT OF BUSINESS &  
9 INDUSTRY STATE OF NEVADA

10 By:   
11 Acting Chair

11 Submitted by:

12 CATHERINE CORTEZ MASTO  
13 Attorney General

14   
15 By: Michelle D. Briggs, Esq.  
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