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February 3, 2015

Commission for Common Interest Communities
And Condominium Hotels
Attn: Claudia Rosolen
Commission Coordinator
Nevada Real Estate Division
2501 E. Sahara Ave, Suite 303
Las Vegas, NV 89014



RE: Equal access to meetings

Dear Commissioners:

I am writing on behalf of the Nevada Legislative Action Committee ("NV LAC") of Community Associations Institute ("CAI"), which monitors and advocates for positive change in legislation and regulation on behalf of Nevada homeowners, community association managers and business partners. Homeowners and board members constitute a full 45% of the Nevada CAI Chapter membership of approximately 1,100 members, with manager members constituting another 35%. The purpose of this letter is to discuss our concerns regarding the Commission's practices related to videoconferencing and organizing its agenda. For the reasons explained below, we urge the Commission to budget to video conference the entirety of its meetings or, failing that, to arrange its agenda so as to video conference the portion of its agenda on pending regulations where broad constituent awareness and input is most needed and most beneficial.

On November 18 2014, I attended the scheduled meeting of the Commission and spoke during the public comments portion of the meeting regarding the fact that only the first day of the meeting would be video conferenced to Northern Nevada. With our population centers effectively bifurcated, video conferencing is the only viable method of ensuring equal access to and meaningful participation in the Commission's meetings for all.

I remained at the meeting until it was obvious that regulatory issues would not be discussed until the following day. Rather, the entirety of the video conferenced day was consumed with the salacious hearing of a board member who disrobed in front of a tenant in an Association owned unit. The following day, of course, was not video conferenced to Northern Nevada, so the only way I could have possibly listened to this important information would have been to book a very expensive last minute flight to Las Vegas or make the 7 hour one way drive to attend. Neither a flight nor a 7 hour drive is a viable option for most homeowners or managers.

This Commission is rightfully concerned about transparency between Boards, managers, and owners in common interest communities. We ask that you be equally concerned about transparency between the Commission and its constituents. These same groups are all affected by the discussions and decisions made by the Commission, and yet cannot listen or comment when there are comment periods because those who are not local to the Commission meeting are shut out.

We are aware that Nevada's Open Meeting Law does not require video conferencing but only audio recording of the meetings. However, we submit that by virtue of the industry you regulate and the requirements placed on this industry for transparency and inclusion, the Commission should hold itself to a higher standard. Therefore, we

request that you video conference the entirety of the Commission meetings. If that is not immediately achievable due to budgetary constraints, then without impact on the budget, please stack the agenda so as to place the regulatory issues – and not the disciplinary hearings or routine housekeeping matters – on the video conferenced day.

As this has been an ongoing concern raised to the Commission numerous times in the past years, we hope that the Commission will take prompt action to make its important work accessible to all Nevadans. Thank you for your attention to this matter.

Sincerely,



Norman Rosensteel
Community Associations Institute
Nevada Legislative Action Committee
Co-Chairman



Donna Zanetti
Co Chairman

Cc: JD Decker, Administrator
Bruce Breslow, Director of Business and Industry