

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

Sharath Chandra, Administrator,  
Real Estate Division, Department of  
Business & Industry, State of Nevada,

Case No. 2016-1406

Petitioner,

vs.

H. Amanda Davis,

Respondent.

FILED

NOV 30 2016

NEVADA COMMISSION OF  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

STIPULATION AND ORDER

FOR SETTLEMENT OF DISCIPLINARY ACTION

This matter came on for hearing before the Commission for Common-Interest Communities and Condominium Hotels, Department of Business and Industry, State of Nevada (the "Commission"), during a regular agenda on November 17, 2016. The Respondent, H. Amanda Davis (CAM.0001226-SUPR), appeared in person and through her attorney, A.J. Kung, of Kung & Brown. Michelle D. Briggs, 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 a summary of the Complaint. Ms. Davis addressed the Commission. The parties agreed to a settlement of the issues in the Complaint.

ALLEGATIONS OF FACT SET FORTH IN THE COMPLAINT

1. DAVIS holds a supervisory community manager certificate from the Division.
2. DAVIS'S certificate is not associated with any corporate entity.
3. In February 2016, the Division received registration filing addenda from three associations indicating DAVIS was the community manager and the community management company was PW James Management.
4. After Jeffery Frederick surrendered his certificate on February 2, 2016

1 pending the outcome of a disciplinary matter before the Commission, DAVIS was the only  
2 community manager working for PW James Management.

3 5. DAVIS'S certificate was not associated with PW James Management.

4 6. The Division opened an investigation and asked DAVIS to respond to the  
5 allegation that she failed to comply with NAC 116A.340 by failing to provide written  
6 notice of her change of association within 10 days and by failing to pay the fee required.

7 7. The Division's letter sent to the address on file with the Division for DAVIS  
8 was returned with the note that forward time had expired.

9 8. DAVIS responded to the Division's letter sent to the office of PW James  
10 Management.

11 9. DAVIS provided a list of the associations she was managing and stated that  
12 she started management on February 2, 2016.

13 10. DAVIS alleged she complied with NAC 116A.340 by submitting the  
14 registration filing addenda for the associations she managed.

15 11. DAVIS stated registration filing addenda were filed for each association no  
16 later than February 26.

17 12. Of the 14 associations listed; DAVIS had not submitted a filing addendum  
18 for 9 of them; 1 of them is currently in revoked status with the Nevada Secretary of  
19 State's office; and 4 are not in good standing with the Division.

20 13. On or about April 5, 2016, the Division issued an administrative fine in the  
21 amount of \$1,000 for DAVIS'S ongoing failure to update her certificate information and  
22 pay the required fees.

23 14. DAVIS appealed the administrative fine by letter dated May 3, 2016.

24 15. DAVIS previously submitted the Division's required form to change her  
25 certificate in 2013 when she changed the company she affiliated with and changed her  
26 address.

27 16. DAVIS filed paperwork with the Division to renew her certificate on May 27,  
28

1 2016.

2 17. To date, DAVIS has not updated her supervisory community manager  
3 certificate to include her current mailing address or her association with PW James  
4 Management.

5 **VIOLATIONS OF LAW SET FORTH IN THE COMPLAINT**

6 18. DAVIS violated NRS 116A.630(2)(a) by failing to comply with all applicable  
7 laws and regulations.

8 19. DAVIS violated NAC 116A.355(1)(a)(1) (through NAC 116A.355(2)(a)(3)) by  
9 committing unprofessional conduct by failing to comply with NAC 116A.340.

10 **STIPULATED ORDER**

11 Based on the parties' agreement, the Commission, by unanimous vote, ordered as  
12 follows:

13 1. DAVIS shall comply with NAC 116A.340 by completing the Division's form  
14 to associate her community manager certificate with PWJames Management and pay the  
15 required fee within 3 business days of the date of this Order.

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