

BRIAN SANDOVAL  
Governor

STATE OF NEVADA

BRUCE H. BRESLOW  
Director



JOSEPH (JD) DECKER  
Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY  
**REAL ESTATE DIVISION**

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Las Vegas, Nevada 89104  
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**NOTICE & AGENDA OF PUBLIC  
MEETING**

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

**AUGUST 16-18, 2016**

The Nevada Commission for Common-Interest Communities and Condominium Hotels will conduct a meeting **TUESDAY, AUGUST 16, 2016 beginning at 9:00 a.m. through THURSDAY, AUGUST 18, 2016 or until the Commission concludes its business** at the following locations:

**AUGUST 16-18, 2016 @ 9:00 A.M.**  
**NEVADA STATE GAMING CONTROL BOARD**  
**1919 COLLEGE PARKWAY**  
**CARSON CITY, NV 89706**

**VIDEO CONFERENCE:**  
**NEVADA STATE GAMING CONTROL BOARD**  
**555 E. WASHINGTON AVE. ROOM 2450**  
**LAS VEGAS, NV 89101**

**STACKED AGENDA:** Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda at the discretion of the Chairperson. Items may also be combined for consideration, pulled or removed from the agenda at any time. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted. Public comment may be limited to three minutes per person at the discretion of the Chairperson. The Commission may only take action on those items denoted as potential action items. Prior to the commencement and conclusion of a contested case or a quasi judicial proceeding that may affect the due process rights of an individual the Commission

may refuse to consider public comment (NRS 233B.126).

**NOTICE:** Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please contact Claudia Rosolen at (702) 486-4606, prior to the meeting so arrangements may be conveniently made.

1) **COMMISSION/DIVISION BUSINESS:**

- A) Introduction of Commissioners in attendance.
- B) Introduction of Division staff in attendance.

2) **PUBLIC COMMENT**

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER. NO COMMENTS MAY BE MADE REGARDING A MATTER THAT IS OR MAY BE THE SUBJECT OF A FORMAL COMPLAINT BEFORE THE COMMISSION. COMMENT MAY NOT BE LIMITED BASED ON VIEWPOINT. PERSONS WHO DESIRE TO SUBMIT WRITTEN TESTIMONY SHOULD SUBMIT TEN (10) COPIES TO THE COMMISSION COORDINATOR. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

3) **RESPONDENT PENNIE PUHEK'S MOTION FOR MORE DEFINITIVE STATEMENT: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION**

- A) NRED v. Anthem Highlands Community Association; Pennie Puhek; James Lauth; and Charles Hernandez, for possible action  
Case No. 2015-291  
Type of Respondent: Board Officer and Director

4) **RESPONDENT PENNIE PUHEK'S MOTION FOR PREHEARING CONFERENCE: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION**

- A) NRED v. Anthem Highlands Community Association; Pennie Puhek; James Lauth; and Charles Hernandez, for possible action  
Case No. 2015-291  
Type of Respondent: Board Officer and Director

5) **MOTION TO RECONSIDER FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION**

- A) NRED v. Anthem Highlands Community Association; Robert Stern; Charles Hernandez; and Ronnie Young, for possible action  
Case Nos. 2015-3615; 2015-2155; 2015-3100; 2015-2207  
Type of Respondent: Board Officer and Director

6) **MOTION TO STRIKE AS ULTIMELY DIVISION'S OPPOSITION TO RESPONDENT HERNANDEZ'S MOTION TO RECONSIDER: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION**

- A) NRED v. Anthem Highlands Community Association; Robert Stern; Charles Hernandez; and Ronnie Young, for possible action  
Case Nos. 2015-3615; 2015-2155; 2015-3100; 2015-2207  
Type of Respondent: Board Officer and Director

7) **MOTION TO DISQUALIFY RESPONDENTS' COUNSEL: DISCUSSION AND**

**POSSIBLE ACTION BY THE COMMISSION**

A) NRED v. Anthem Highlands Community Association; Robert Stern; Charles Hernandez; and Ronnie Young, for possible action  
Case Nos. 2015-3615; 2015-2155; 2015-3100; 2015-2207  
Type of Respondent: Board Officer and Director

**8) MOTION TO DISMISS COMPLAINT DUE TO FAILURE TO FILE AGAINST FREIH WITH THE DIVISION WITHIN ONE YEAR: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION**

A) NRED v. Rhonda Freih, for possible action  
Case No. 2013-464  
Type of Respondent: Community Manager  
License#: CAM.0000084-SUPR (INACTIVE)

**9) DISCIPLINARY ACTION: HEARINGS AND POSSIBLE ACTION BY THE COMMISSION**

A) NRED v. Sierra Ranchos Property Owners Association; Roger Seifert; Scott Dalman; Scott Crow; Brent Johnson and Ron Wix, for possible action  
Case No. IN-1608  
Type of Respondent: Executive Board

B) NRED v. Belvedere Towers Owners Association, David Lonich; Terry Strongin; and Kelly Vander, for possible action  
Case Nos. 2013-2937; IN-1621 (2012-2994); IN-1623 (2012-2870)  
Type of Respondent: Executive Board

C) NRED v. Rhonda Freih, for possible action  
Case No. 2013-464  
Type of Respondent: Community Manager  
License#: CAM.0000084-SUPR (INACTIVE)

**10) STATUS CHECK ON THE ORDER REGARDING SETTLEMENT OF DISCIPLINARY ACTION: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION**

D) NRED v. Max McCombs; and English Mill Condominiums Homeowners Association, for possible action  
Case No. 2014-1179  
Type of Respondent: Board Officer and Director

**11) COMMISSION BUSINESS: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:**

- A) For possible action: Discussion and decision to approve minutes of June 7-9, 2016 Commission meeting.
- B) Discussion regarding Commissioners' speaking engagement requests.
- C) Discussion regarding the State of Nevada Supreme Court 132 Nev. Advance Opinion 35 Horizon at Seven Hills Homeowners Association vs. IKON Holdings, LLC concerning a super priority lien pursuant to NRS 116.3116(2).
- D) For possible action: Discussion and decision regarding election of officers for FY 17.

**12) DIVISION BUSINESS:**

A) Administrator's report:

1. Personnel; and
  2. Division updates.
- B) Ombudsman's report:
1. Intervention Program;
  2. Informal Conferences
  3. Alternative Dispute Resolution filings and subsidy claims;
  4. Homeowner Association and Compliance Audits;
  5. Program Training Officer's Report;
  6. Number and types of associations registered within the State; and
  7. Compliance Section's report.
- C) Administrative fine report pursuant to NAC 116A.350(4).
- D) Licensee and board member discipline report.

**13) FOR POSSIBLE ACTION: DISCUSSION AND DECISION ON DATE, TIME, PLACE, AND AGENDA ITEMS FOR UPCOMING MEETINGS.**

**14) PUBLIC COMMENT**

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER. NO COMMENTS MAY BE MADE REGARDING A MATTER THAT IS OR MAY BE THE SUBJECT OF A FORMAL COMPLAINT BEFORE THE COMMISSION. COMMENT MAY NOT BE LIMITED BASED ON VIEWPOINT. PERSONS WHO DESIRE TO SUBMIT WRITTEN TESTIMONY SHOULD SUBMIT TEN (10) COPIES TO THE COMMISSION COORDINATOR. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

**15) COMMISSIONER COMMENTS**

**16) FOR POSSIBLE ACTION: ADJOURNMENT**

**THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 8:30 A.M. ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:**

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

NV Real Estate Division  
2501 E. Sahara Avenue, #102  
Las Vegas, NV 89104-4137  
And website: [www.red.nv.gov](http://www.red.nv.gov)

NV Association of REALTORS  
760 Margrave Drive, Ste. 200  
Reno, NV 89502

Sierra Nevada Association of REALTORS  
300 South Curry St., #3  
Carson City, NV 89703

Elko Board of REALTORS  
557 W. Silver Street  
Suite #201 A  
Elko, NV 89801

Greater Las Vegas  
Association of REALTORS  
1750 East Sahara Avenue  
Las Vegas, NV 89104

Capitol Police  
Grant Sawyer Building  
555 E. Washington Street  
Las Vegas, Nevada 89101

CAMEO, Inc.  
9101 W. Sahara Ave. Suite 105-J24  
Las Vegas, NV 89117

Nevada State Library  
100 Stewart Street  
Carson City, NV 89710

Community Associations Institute - Nevada  
Chapter  
9171 W. Flamingo Rd. #100  
Las Vegas, NV 89147

Reno/Sparks Association of REALTORS  
5650 Riggins Court, Ste. 200  
Reno, NV 89502

Nevada Public Notice Website  
[www.notice.nv.gov](http://www.notice.nv.gov)

Community Associations Institute –Nevada  
Chapter (CAI)  
9171 W Flamingo Rd # 100  
Las Vegas, NV 89147

Las Vegas Sun  
2360 Corporate Circle, Third Floor  
Henderson, NV 89074

**CONTACT FOR SUPPORTING MATERIALS FOR LISTED AGENDA ITEMS:**

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Commission Coordinator  
Nevada Real Estate Division  
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Las Vegas, Nevada 89104  
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