

BRIAN SANDOVAL
Governor

STATE OF NEVADA

BRUCE H. BRESLOW
Director



JOSEPH (JD) DECKER
Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

2501 E. Sahara Avenue, Suite 303
Las Vegas, Nevada 89104
(702) 486-4606 Fax (702) 486-4067
E-mail: crosolen@red.nv.gov
www.red.nv.gov

**NOTICE & AGENDA OF PUBLIC
MEETING**

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

FEBRUARY 2-4, 2016

The Nevada Commission for Common-Interest Communities and Condominium Hotels will conduct a meeting **TUESDAY, FEBRUARY 2, 2016 beginning at 9:00 a.m. through THURSDAY, FEBRUARY 4, 2016 or until the Commission concludes its business** at the following locations:

FEBRUARY 2, 2016@ 9:00 A.M.

Department of Business & Industry
2501 E. Sahara Avenue
2nd Floor Conference Room
Las Vegas, Nevada 89104

VIDEOCONFERENCE TO:

Department of Business & Industry
Director's Office
1830 East College Parkway, Suite 100
Carson City, Nevada 89706

FEBRUARY 3, 2016@ 9:00 A.M.

Nevada Department of Employment,
Training and Rehabilitation
2800 East St. Louis Avenue
Conference Room A-C
Las Vegas, Nevada 89104

VIDEOCONFERENCE TO:

Nevada Department of Employment,
Training and Rehabilitation
500 East Third Street
Carson City, Nevada 89713

FEBRUARY 4, 2016@ 9:00 A.M.

Department of Business & Industry
2501 E. Sahara Avenue
2nd Floor Conference Room
Las Vegas, Nevada 89104

VIDEOCONFERENCE TO:

No Videoconferencing

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) Swearing in of Commissioner Doris Woods.
- B) Introduction of Commissioners in attendance.
- C) 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) **PETITION FOR REHEARING: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:**

- A) Mary Felicia Novak, for possible action
File No. S-CAM-LDA-16-001

4) **LICENSE DENIAL APPEAL: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION IF PETITION FOR REHEARING IS GRANTED:**

- A) Mary Felicia Novak, for possible action
File No. S-CAM-LDA-16-001

Note: Pursuant to NRS 241.030(1), "The Commission for Common-Interest Communities and Condominium Hotels may hold a closed meeting to consider the character, alleged misconduct, professional competence, or physical or mental health of a person."

- B) Discussion and possible action to go into closed session.
- C) Discussion and possible action in open session.

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

- A) NRED v. Maria Limon, for possible action
Case No. 2015-2028
Type of Respondent: Community Manager

License#: CAM.0001813-SUPR (REVOKED)

- B) NRED v. Martin Saxon, for possible action
Case No. 2015-3007
Type of Respondent: Community Manager
License#: CAM.0007152-SUPR (ACTIVE)
- C) NRED v. Laurel Canyon Homeowners Association; James Schumann; and Robert Valentine, for possible action
Case Nos. 2015-1360; 2015-1361; and 2015-1363
Type of Respondent: Board Officer and Director
- D) NRED v. Jeffrey Allan Frederick, for possible action
Case No. 2014-1057
Type of Respondent: Community Manager
License#: CAM.0007580 (ACTIVE)
- E) NRED v. Anthem Highlands Community Association; Robert Stern; Charles Hernandez; and Ronnie Young, for possible action regarding partial settlement
Case Nos. 2015-3615; 2015-2155; 2015-3100; 2015-2207
Type of Respondent: Board Officer and Director

6) COMMISSION BUSINESS: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:

- A) Discussion regarding proposed form for community managers to affirm election process.
- B) For possible action: Discussion and decision regarding the review of the Commission for Common-Interest Communities and Condominium Hotels by the 2015-2016 Interim Sunset Subcommittee of the Legislative Commission pursuant to NRS 232B.
- C) For possible action: Discussion and decision to approve minutes of November 17-18, 2015 Commission meeting.
- D) Discussion regarding Commissioners' speaking engagement requests.

7) EDUCATION: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION
The Commission may take the following actions:

- 1. To change the designation of any of the following courses; or
- 2. To approve or disapprove any of the following courses for the amount of hours requested, recommended or any amount the Commission deems appropriate.

COMMUNITY MANAGER CONTINUING EDUCATION COURSES

- 1. Ben C. Scheible
"Common-Interest Communities Law Update 2015"
Request: 3 Hours Legal Classroom
- 2. APS, Inc.
"Facilities Maintenance"
Request: 3 Hours General Classroom
- 3. Office of the Ombudsman
"Community Managers, HOA Boards and Ethics"
Request: 3 Hours General Classroom

4. Leach Johnson Song & Gruchow
 “Litigation: Working Effectively with the Attorney when your HOA is named in a Lawsuit”
 Request: 3 Hours General Classroom

5. Community Association Solutions
 “Financial Considerations in the CIC for the Reserve Study Specialist”
 Request: 3 Hours General Classroom

8) DIVISION BUSINESS:

- A) Administrator’s report:
 1. Personnel;
 2. Update on LCB File No. R050-13; and
 3. 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; and
 6. Number and types of associations registered within the State.
- C) Compliance Section’s report.
- D) Administrative fine report pursuant to NAC 116A.350(4).
- E) Licensee and board member discipline report.

9) FOR POSSIBLE ACTION: DISCUSSION AND DECISION ON DATE, TIME, PLACE, AND AGENDA ITEMS FOR UPCOMING MEETINGS; INCLUDING SETTING MEETING DATES FOR 2016.

10) 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.***

11) COMMISSIONER COMMENTS

12) 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

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

NV Real Estate Division
2501 E. Sahara Avenue, #102
Las Vegas, NV 89104-4137
Website: www.red.nv.gov

Nevada State Library
100 Stewart Street
Carson City, NV 89710

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

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

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

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

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

Incline Village Board of REALTORS
924 Incline Way, Suite 1
Incline Village, NV 89452

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

CONTACT FOR SUPPORTING MATERIALS FOR LISTED AGENDA ITEMS:

Claudia Rosolen
Commission Coordinator
Nevada Real Estate Division
2501 E. Sahara Ave., Suite 303
Las Vegas, Nevada 89104
Phone#: 702-486-4606
Fax#: 702-486-4067
Email: crosolen@red.nv.gov