

COMMISSION FOR COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS DISCIPLINARY FINE REPORT

Name	License #	Case #	Hearing Date	Case or Stipulation (C/S)	Fine	Fine Due Date	Division Cost	Division Cost Due Date	Education	EDU Due Date	EDU Complete Date	Total Due	Payment Due	Date Paid	Amount Paid	Balance Due	Violations	Action
LAS BRIAS HOA: DONALD PIET TED CHAMPAIGN JUDY ENGLAND RICK ERNEST JERRY PRICE JOHN CHRISTENSEN		2014-697	09/22/15	S												\$ -	NRS 116.310 through NAC 116.405(3); NRS 116.3103 through NAC 116.405(8)(a); NRS 116.310 through NAC 116.405(8)(e); NRS 116.310 through NAC 116.405(5)	(1) Association agrees to hire a CAM to manage the affairs of the association and to maintain professional mgmt for no less than 10 years (2) The association agrees to provide audits for the years 2013 and 2014 in accordance with NRS 116.31144 to the Division within 90 days from the date the stipulation is signed (3) The association acknowledges that it never maintained a reserve account and that based on its May 15, 2015 reserve study the association is deficient in reserves by more than \$1.7 million (4) The association agrees to open a reserve account and adopt and follow a funding plan to properly fund its reserve account based on its May 15, 2015 reserve study. (5) The association agrees to provide the Division all documents and evidence of the association's compliance with this stipulation and order as requested by the Division. (6) The association agrees to comply with NAC 116.385 within 10 days from the date this order is signed by the Commission
222 INCLINE COURT, LLC & HARTMAN, GLENN		IN-1650 (2013-1203)	11/18/15	C	\$ 15,000.00	12/31/15	\$ 4,515.86	12/31/15				\$ 19,515.86	\$ 19,515.86			\$ 19,515.86	NRS 116.310395; NRS 116.31038(1); NRS 116.31038(2); NRS 116.31038(3); NRS 116.31038(3)(a) & (b); NRS 116.31038(5); NRS 116.31038(6); NRS 116.31038(7); NRS 116.31038(8); NRS 116.31038(9); NRS 116.31038(10); NRS 116.31038(11); NRS 116.31038(12); NRS 116.31038(13) & Glenn Hartman knowingly and willfully violated NRS 116.3103	(1) Respondents 222 Incline Court LLC & Glenn Hartman are jointly and severally liable for the total fine. (2) Respondents 222 Incline Court LLC shall transfer the common area parcel with Washoe County Assessor's parcel number 124-911-01 currently in the name of 222 Incline Court, LLC to the Northwood Unit-Owners' Association within 30 days of the date of this order. (3) Respondents 222 Incline Court LLC & Glenn Hartman shall pay to Northwood Unit-Owners' Association c/o Incline Property Mgmt 848 Tanager Street, Suite M, Incline Village, NV 89451 the sum of \$102,802.01 within 30 days of the date of this order. Respondents shall be jointly and severally liable for the sum due to the association.
MCCOMBS, MAX ENGLISH MILL CONDOMINIUM HOA		2014-1179	11/17/15	S								\$ -				\$ -	NRS 116.3103; NRS 116.3103 through NAC 116.405(3); NRS 116.3103 through NAC 116.405(5)(a) & NRS 116.3103 through NAC 116.405(5)(b)	(1) Respondent agree to pay to the Division the sum of \$438.54 (2) Respondents agree to file an annual registration form with the Division and every year thereafter as required by NRS 116 and take all necessary steps to put the association in good standing with both the Division and SOS within 60 days of the order. (3) Respondent agree to adopt the most recent reserve study obtained by Mr. McCombs from a reserve study specialist and to file Division Form 609 with the Division within 60 days of the order. (4) In accordance with the Association's reserve duty, Respondents agree to impose a reserve assessment on all unit owners or add to the regular budget for 2016 the amount of \$54.83 monthly per unit to be paid to the Association's separate reserve bank account. (5) Respondents agree to consult with a CAM regarding requirements of NRS 116 but the association is not required to be managed by a CAM. (6) In accordance with NRS 116, Respondents agree to have board meetings every 100 days and to provide notice to the owners of the board meetings no less than 10 days prior. (7) Respondents agree to send all unit owners a nomination form every 6 months until there is a full board in place.

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LIMON, MARIA	CAM.0001813-SUPR	2015-2028	02/02/16	C	\$ 25,000.00	03/14/16	\$ 6,108.43	03/14/16				\$ 31,108.43	\$ 31,108.43			\$ 31,108.43	NRS 116A.630(1)(a); NRS 116A.630(1)(b); NRS 116A.640(3); NRS 116A.640(4); NRS 116A.400(1)	Shall pay restitution to the association the total amount of \$125,000 with Diamond Head Villas Association to receive \$62,500 and Diamond Head Villas Association Phase II to receive \$62,500 within 30 days. CAM certificate revoked until fine and restitution has been paid
ANTHEM HIGHLANDS COMMUNITY ASSOCIATION: HERNANDEZ, CHARLES		2015-3615 2015-2155 2015-3100 2015-2207	06/07/16	C	\$ 4,023.00	09/13/16						\$ 4,023.00	\$ 4,023.00			\$ 4,023.00	NRS 116.3103 through NAC 116.405(3)	1) Respondent shall be deemed removed from the board as of June 9, 2016 2) Respondent shall not serve as a board member of any HOA in Nevada for not less than 5 years from June 9, 2016 3) Respondent shall personally pay the fine 4) Association shall require all current board members and the board member who is elected to replace Mr. Hernandez take "The Board Leadership Development Workshop" course offered by the Nevada Chapter of the Community Associations Institute in Las Vegas within 6 months if the class is offered. 5) Association shall immediately commence a special election in compliance with all requirements of Chapter 116 for the replacement of Mr. Hernandez
RAGSDALE, RENNAE	CAM.0001095-SUPR	2014-2721 2014-2965 2015-846	06/07/16	C	\$ 55,000.00	09/21/16	\$ 5,135.76	09/21/16				\$ 60,135.76	\$ 60,135.76			\$ 60,135.76	NRS 116A.630(1)(a) & (b); NRS 116A.630(10); NRS 116A.620(6); NAC 116A.325(6); NAC 116A.340; NRS 116A.640(1); NAC 116A.345(1); NRS 116A.640(2)(a); NAC 116A.345(2)(a); NRS 116A.640(2)(c); NAC 116A.345(2)(c); NRS 116A.355(1)(a)(1)	1) CAM certificate revoked 2) Pay restitution to Millstream HOA c/o Performance CAM LLC in the amount of \$2,400 no later than 90 days from the date of the order
CALDERSON, CARLOS		2015-1137	06/07/16	C	\$ 6,000.00	09/21/16	\$ 3,771.20	09/21/16				\$ 9,771.20	\$ 9,771.20			\$ 9,771.20	NRS 116.3103 through NAC 116.405(2), (3), (5)(b), (5)(c), (8)(g) & (8)(i)	1) Shall be deemed removed from serving as a board member and officer for any CIC located in Nevada and shall not serve as a board member or officer for any CIC in Nevada for no less than 10 yrs. 2) Shall pay restitution to the associations in the total amount of \$44,521 with Diamond Head Villas Ass to receive \$22,260.50 and Diamond Head Villas Ass Phase II to receive \$22,260.50 no later than 90 days from the date of the order
LAUREL CANYON HOA; SCHUMANN, JAMES		2015-1360 2015-1361 2015-1363	06/09/16	S	\$ 50.00	08/01/16			3 hours of board member training classes offered by the Division	06/09/17		\$ 50.00	\$ 50.00	07/28/16	\$ 50.00	\$ -	NRS 116.3103 through NAC 116.405(5)(a), (7), (8)(l)	
LAUREL CANYON HOA; SCHUMANN, JAMES					\$ 50.00	09/01/16						\$ 50.00	\$ 50.00	08/31/16	\$ 50.00	\$ -		
LAUREL CANYON HOA; SCHUMANN, JAMES					\$ 50.00	10/01/16						\$ 50.00	\$ 50.00	09/27/16	\$ 50.00	\$ -		
LAUREL CANYON HOA; SCHUMANN, JAMES					\$ 50.00	11/01/16						\$ 50.00	\$ 50.00	10/21/16	\$ 50.00	\$ -		
LAUREL CANYON HOA; SCHUMANN, JAMES					\$ 50.00	12/01/16						\$ 50.00	\$ 50.00	11/21/16	\$ 50.00	\$ -		
LAUREL CANYON HOA; SCHUMANN, JAMES					\$ 50.00	01/01/17						\$ 50.00	\$ 50.00	12/27/16	\$ 50.00	\$ -		
LAUREL CANYON HOA; SCHUMANN, JAMES					\$ 50.00	02/01/17						\$ 50.00	\$ 50.00	01/27/17	\$ 50.00	\$ -		
LAUREL CANYON HOA; SCHUMANN, JAMES					\$ 50.00	03/01/17						\$ 50.00	\$ 50.00			\$ 50.00		

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LAUREL CANYON HOA; SCHUMANN, JAMES					\$ 50.00	04/01/17						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; SCHUMANN, JAMES					\$ 50.00	05/01/17						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; SCHUMANN, JAMES					\$ 50.00	06/01/17						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; SCHUMANN, JAMES					\$ 50.00	07/01/17						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; SCHUMANN, JAMES					\$ 50.00	08/01/17						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; SCHUMANN, JAMES					\$ 50.00	09/01/17						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; SCHUMANN, JAMES					\$ 50.00	10/01/17						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; SCHUMANN, JAMES					\$ 50.00	11/01/17						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; SCHUMANN, JAMES					\$ 50.00	12/01/17						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; SCHUMANN, JAMES					\$ 50.00	01/01/18						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; SCHUMANN, JAMES					\$ 50.00	02/01/18						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; SCHUMANN, JAMES					\$ 50.00	03/01/18						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; VALENTINE, ROBERT		2015-1360 2015-1361 2015-1363	06/09/16	S	\$ 50.00	08/01/16			3 hours of board member training classes offered by the Division	06/09/17		\$ 50.00	\$ 50.00	08/16/16	\$ 50.00	\$ -	NRS 116.3103 through NAC 116.405(5)(a), (7), (8)(l)	
LAUREL CANYON HOA; VALENTINE, ROBERT					\$ 50.00	09/01/16						\$ 50.00	\$ 50.00	08/16/16	\$ 50.00	\$ -		
LAUREL CANYON HOA; VALENTINE, ROBERT					\$ 50.00	10/01/16						\$ 50.00	\$ 50.00	09/16/16	\$ 50.00	\$ -		
LAUREL CANYON HOA; VALENTINE, ROBERT					\$ 50.00	11/01/16						\$ 50.00	\$ 50.00	09/16/16	\$ 50.00	\$ -		
LAUREL CANYON HOA; VALENTINE, ROBERT					\$ 50.00	12/01/16						\$ 50.00	\$ 50.00	09/16/16	\$ 50.00	\$ -		
LAUREL CANYON HOA; VALENTINE, ROBERT					\$ 50.00	01/01/17						\$ 50.00	\$ 50.00	01/23/17	\$ 50.00	\$ -		
LAUREL CANYON HOA; VALENTINE, ROBERT					\$ 50.00	02/01/17						\$ 50.00	\$ 50.00	02/03/17	\$ 50.00	\$ -		
LAUREL CANYON HOA; VALENTINE, ROBERT					\$ 50.00	03/01/17						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; VALENTINE, ROBERT					\$ 50.00	04/01/17						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; VALENTINE, ROBERT					\$ 50.00	05/01/17						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; VALENTINE, ROBERT					\$ 50.00	06/01/17						\$ 50.00	\$ 50.00			\$ 50.00		

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LAUREL CANYON HOA; VALENTINE, ROBERT					\$ 50.00	07/01/17						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; VALENTINE, ROBERT					\$ 50.00	08/01/17						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; VALENTINE, ROBERT					\$ 50.00	09/01/17						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; VALENTINE, ROBERT					\$ 50.00	10/01/17						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; VALENTINE, ROBERT					\$ 50.00	11/01/17						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; VALENTINE, ROBERT					\$ 50.00	12/01/17						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; VALENTINE, ROBERT					\$ 50.00	01/01/18						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; VALENTINE, ROBERT					\$ 50.00	02/01/18						\$ 50.00	\$ 50.00			\$ 50.00		
LAUREL CANYON HOA; VALENTINE, ROBERT					\$ 50.00	03/01/18						\$ 50.00	\$ 50.00			\$ 50.00		
BELVEDERE TOWERS OWNERS ASSOCIATION: LONICH, DAVID STRONGIN, TERRY VANDEVER, KELLY		2013-2937 IN-1621(2012-2994 IN-1623(2012-2870)	08/16/16	S								\$ -	\$ -			\$ -		1) The association agrees to transfer \$175,000 to its reserve account within 10 days of the execution and approval of the stipulation. 2) The association agrees to increase the reserve assessment by \$25 per month to begin no later than October 1, 2016 to make the monthly reserve contribution total \$10,000. The monthly reserve contribution from the owners shall not be lower than \$10,000 per month as of October 1, 2016 and shall progressively increase on an annual basis as provided in the reserve study dated August 26, 2015. 3) The association agrees to add to the reserve account all funds received from the Fireman's Fund Settlement. 4) Upon the sale of any unit in the association owed by SABT and BTM 1/2 of 1% of the purchase price of the unit will be placed in the association's reserve account. 5) Pursuant to a separate agreement between SABT, BTM & the association, SABT and BTM have agreed to forego collection of any amount previously advanced to the association for operating expenses. 6) The respondents agree to never serve as a board member or officer for a CIC in Nevada. 7) The association agrees to provide the Division all documents and evidence of the association's compliance with the stipulation.
FREIH, RHONDA	CAM.0000084-SUPR	2013-464 formerly CIN 13-02-37-238	08/17/16	FF	\$ 5,000.00	08/18/17	\$ 3,384.09	08/18/17	60 hours of precertification courses	08/18/17		\$ 8,384.09	\$ 8,384.09			\$ 8,384.09	NRS 116A.630(1)(b); NAC 116A.355(1)(a)(1) through NAC 116A.355(2)(i); NAC 116A.355(1)(a)(2) through NAC 116A.355(3)(a) and (b); NAC 116A.355(1)(a)(3)	CAM certificate suspended for a period of six months from August 18, 2016 which is February 18, 2017
ANTHEM HIGHLANDS COMMUNITY ASSOCIATION LAUTH, JAMES		2015-291	11/15/16	S								\$ -	\$ -			\$ -		Agrees not to serve on any board of directors for a CIC in Nevada for a period of 5 years (11-30-2021)

