



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

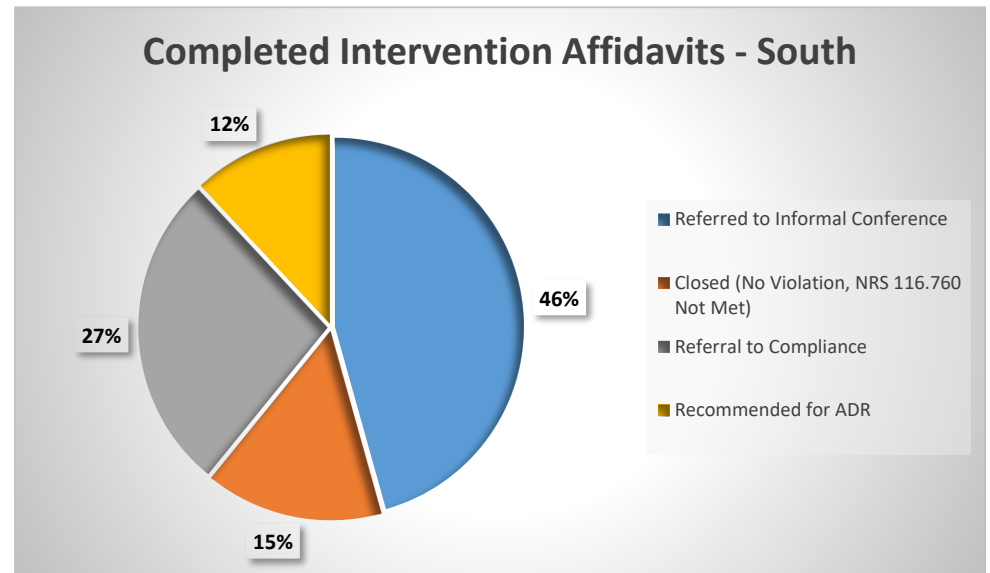
OMBUDSMAN'S OFFICE

REPORTING PERIOD JULY 1, 2018 - JANUARY 31, 2019

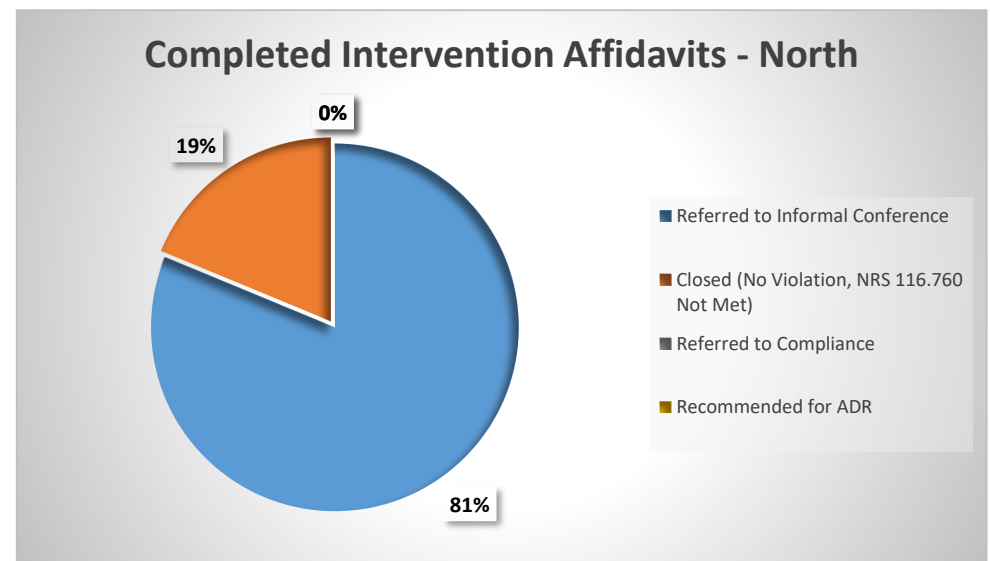
FISCAL YEAR 2018-2019

Intervention Affidavit Report

AFFIDAVITS - SOUTH	YTD Total
Affidavits Received	92
Referred to Informal Conference	42
Closed (No Violation, NRS 116.760 Not Met)	14
Referral to Compliance	25
Recommended for ADR	11

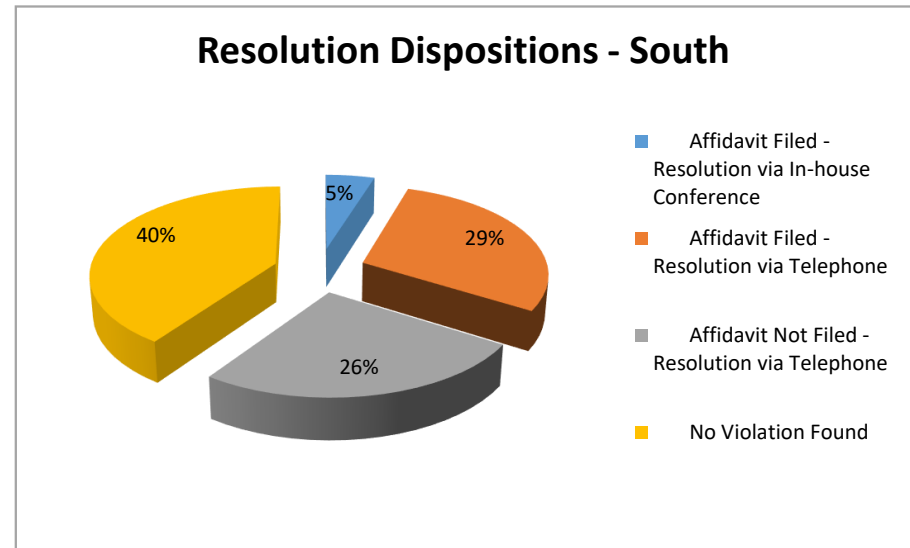


AFFIDAVITS - NORTH	YTD Total
Affidavits Received	16
Referred to Informal Conference	13
Closed (No Violation, NRS 116.760 Not Met)	3
Referred to Compliance	0
Recommended for ADR	0

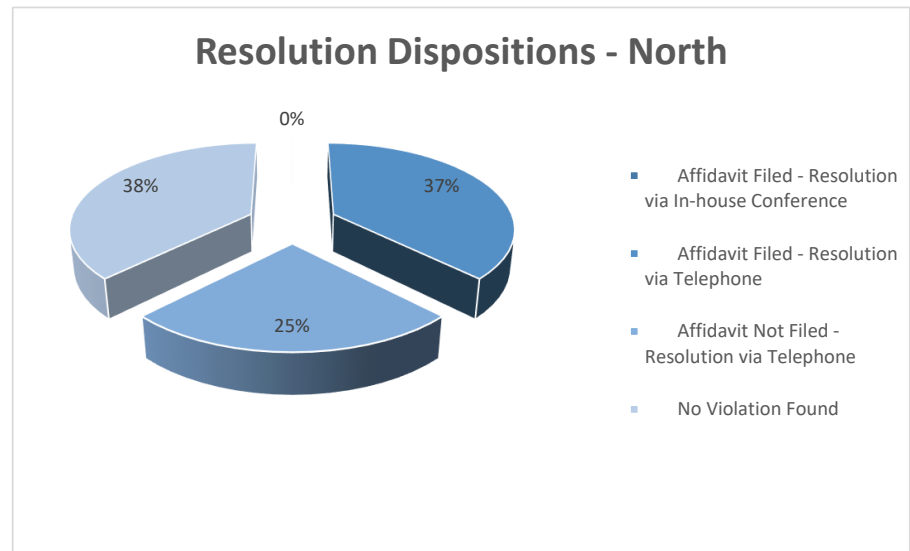


Mediation Report

DISPOSITION OF COMPLAINTS - SOUTH	
Affidavit Filed - Resolution	37
Affidavit Filed - Resolution via In-house Conference	3
Affidavit Filed - Resolution via Telephone	18
Affidavit Not Filed - Resolution via Telephone	16
No Violation Found	25
Affidavit Filed - No Resolution	9
Issue Not Resolved - No Further Action Warranted	1
Provided ADR Information to the Parties	6
Recommended Referral to Compliance	2



DISPOSITION OF COMPLAINTS - NORTH	
Affidavit Filed - Resolution	5
Affidavit Filed - Resolution via In-house Conference	0
Affidavit Filed - Resolution via Telephone	3
Affidavit Not Filed - Resolution via Telephone	2
No Violation Found	3
Affidavit Filed - No Resolution	3
Issue Not Resolved - No Further Action Warranted	1
Provided ADR Information to the Parties	2
Recommended Referral to Compliance	0



****Informal conference assistance may be performed by filing of an Intervention Affidavit, phone call or walk in.***

Intervention Affidavit Issues - Informal Conference Program

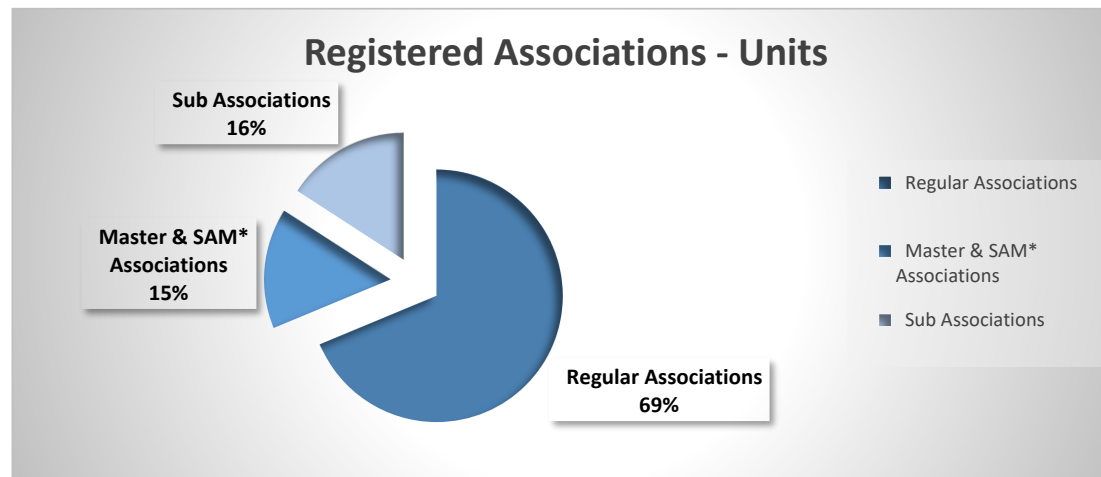
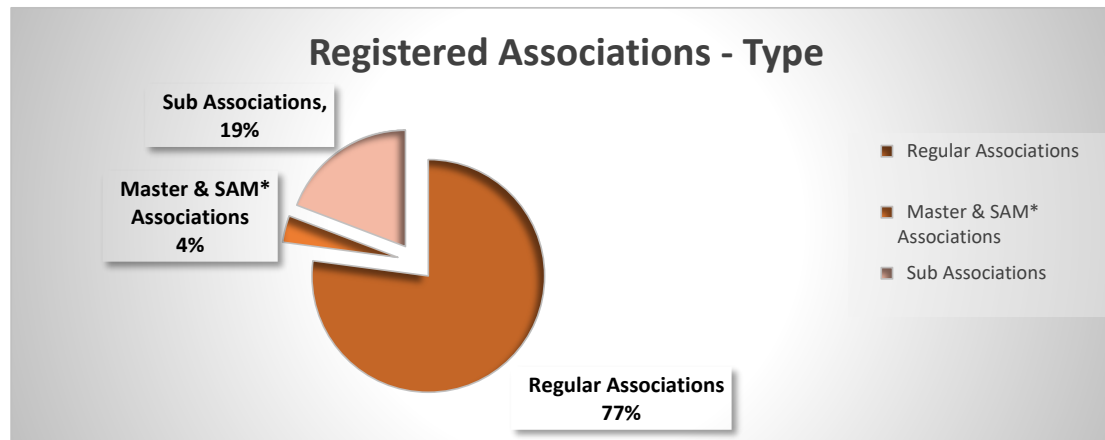
ALLEGED ISSUES			
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	24	HOA GOV DOCS - DAMAGE TO OWNERS UNIT	1
NRS 116.31031 - EXECUTIVE BOARD/ IMPOSE FINES	14	HOA GOV DOCS - MAINT. OF COMMON ELEMENT	1
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	9	HOA GOV DOCS - NON ENFORCEMENT OF RULES & REGULATIONS	1
NRS 116.3107 - CIC MAINTENANCE/ UPKEEP	9	NAC 116.385 - EXECUTIVE BOARD; SUBMISSION TO DIVISION OF CONTACT INFORMATION	1
NRS 116.3115 - ASSESSMENTS/ COMMON EXPENSES	9	NAC 116.400 - BOD RESPONSIBILITY	1
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	9	NRS 116.1113 - OBLIGATION OF GOOD FAITH	1
NRS 116.31034 - EXEC BOARD/ ELECTION & ELIGIBILITY	8	NRS 116.310312 - POWER OF BOD/ENTER UNIT	1
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	7	NRS 116.310315 - ACCT. FOR FINES/ PROHIBITION FEES	1
NRS 116.31184 - THREATS & HARRASSMENT	7	NRS 116.31036 - EXEC. BOARD/ MEMBER REMOVAL	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS	6	NRS 116.31087 - UNIT OWNERS RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	1
NRS 116.3102 - HOA/ POWERS	5	NRS 116.31088 - MEETINGS REGARDING CIVIL ACTION	1
NRS 116.31065 – RULES	5	NRS 116.3109 - QUORUM	1
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT	5	NRS 116.31107 - VOTING BY UNITS' OWNERS; PROHIBITED ACTS	1
NRS 116.31085 - UNITS' OWNERS/ RIGHT TO SPEAK AT CERTAIN MEETINGS	4	NRS 116.311395 - FUNDS DEPOSITED IN FDIC INSURED INSTITUTION	1
OMB INTRV1 - NONJURISDICTIONAL	4	NRS 116.31142 - PREPARATION & PRESENTATION OF FINANCIAL STATEMENTS	1
HOA GOV DOCUMENTS - RULES & REGULATIONS	3	NRS 116.31152 - STUDY OF RESERVE	1
NRS 116.310313 - COLLECTION OF PAST DUE OBLIGATIONS	3	NRS 116.3116 - LIENS/ASSESSMENTS	1
NRS 116.31151 - UNITS' OWNERS/ ANNUAL DISTRIBUTION	3	NRS 116.31185 - PROHIBITION/ CERTAIN PERSONNEL SOLICITING OR ACCEPTING COMPENSATION	1
NRS 116.4109 - RESALE OF UNITS	3	NRS 116.332 - RIGHT TO STORE WASTE CONTAINERS	1
NRS 116.31189 - BRIBERY OF CAM OR MEMBER OF EXECUTIVE BOARD	2	NRS 116.345 - ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACTION	1
NRS 116.350 - LIMITATIONS REGARDING REGS. OF CERTAIN ROADS	2	NRS 116.4113 - EXPRESS WARRANTIES OF QUALITY	1

FOUND ISSUES			
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	5	NAC 116.405 - MEMBERS OF EXECUTIVE BOARD	1
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	3	NRS 116.3102 - HOA/ POWERS	1
NRS 116.3107 - CIC MAINTENANCE/ UPKEEP	3	NRS 116.310312 - POWER OF BOD/ENTER UNIT	1
NRS 116.31034 - EXECUTIVE BOARD/ ELECTION & ELIGIBILITY	2	NRS 116.31083 - EXECUTIVE BOARD/ MEETINGS	1
NRS 116.31065 – RULES	2	NRS 116.31085 - UNITS' OWNERS/ RIGHT TO SPEAK AT CERTAIN MEETINGS	1
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT	2	NRS 116.3116 - LIENS/ASSESSMENTS	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS	2	NRS 116.31184 - THREATS & HARRASSMENT	1
HOA GOV DOCS - DAMAGE TO OWNERS UNIT	1	NRS 116.31187 - PROHIBITION/ CERTAIN PERSONNEL ACCEPTING COMPENSATION	1
HOA GOV DOCS - MAINT. OF COMMON ELEMENT	1	NRS 116.332 - RIGHT TO STORE WASTE CONTAINERS	1
HOA GOV DOCS - ARC	1	NRS 116.350 - LIMITATIONS REGARDING REGS. OF CERTAIN ROADS	1
HOA GOV DOCS - DAMAGE TO COMMON ELEMENT	1	NRS 116.4109 - RESALE OF UNITS	1

Homeowner Association Registration

HOA Types	Number of Associations	Number of Units
Regular Associations	2,553	378,241
Master & SAM* Associations	123	84,862
Sub Associations	636	87,242
Total	<u>3,312</u>	<u>550,345</u>

*SAM = uses same board as master



Nevada Associations by County

	Carson City	Churchill	Clark	Douglas	Elko	Humboldt	Lyon	Nye	Storey	Washoe	Grand Total
CONDOMINIUMS	3	-	440	22	3		1	2		196	667
CONDO/HOTEL			9							1	10
COOP			4							3	7
PLANNED COMMUNITY - CONDO/TH			7							1	8
PLANNED COMMUNITY - DUPLEX	3		22	3						4	32
PLANNED COMMUNITY - M/H		1	11		1			3	2		18
PLANNED COMMUNITY - UNDEFINED			1								1
PLANNED COMMUNITY - SFD	14	1	1,888	34	7	1	9	6	2	232	2,194
PLANNED COMMUNITY - SFD/CONDO			14	1						3	18
PLANNED COMMUNITY - SFD/CONDO/TH			10	1						2	13
PLANNED COMMUNITY - SFD/MH			1	1						1	3
PLANNED COMMUNITY - SFD/TH			23	3	1					3	30
PLANNED COMMUNITY - SFD/TH/MH			1								1
PLANNED COMMUNITY - TWNHSE	7		236	15	2					48	308
MASTER - NO UNITS			1							1	2
TOTAL	27	2	2,668	80	14	1	10	11	4	495	3,312

KEY

TWNHSE/TH TOWNHOUSE
M/H MANUFACTURED HOUSE
SFD SINGLE-FAMILY DEWELLING

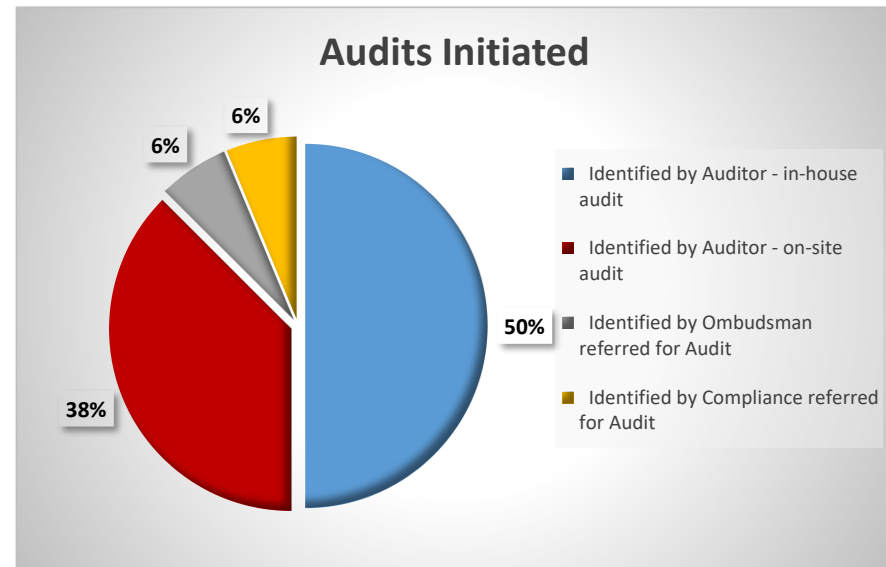
Auditor Report

Carryover from FY 18	<u>6</u>
<u>Audits Conducted</u>	
Identified by Auditor - in-house audit	8
Identified by Auditor - on-site audit	6
Identified by Ombudsman referred for Audit	1
Identified by Compliance referred for Audit	1
Total Audits Initiated	<u>16</u>

* Includes carryover audits included from previous year

<u>Disposition of Audits</u>	
Completed audits - compliance gained by Auditor	5
Completed audits referred to Compliance	6
Total Audits Completed*	<u>11</u>

<u>Special Projects</u>	
Financial Review - Association	3
Special Projects - Other	3
Total Special Projects	<u>6</u>



The Auditor analyzes association information submitted on forms submitted to the Division, determines areas of deficiency and subsequently engages the association in an audit. However, an audit may be initiated at the request of the Ombudsman, administrative staff, or investigator. The audit includes a review and analysis of the association’s governing documents, financial records, and other records requested, to identify areas of non-compliance. In addition to association audits, the Auditor may also assist the Ombudsman or Compliance section with association financial statement reviews and recommendations based on financial reviews on an as-needed basis.

Alternative Dispute Resolution Report

New Claims Initiated	
Claims Filed	179

Responses Received	
Responses Received	177
Number of Filings(CLM & RSP)	356
Filing Fees Received	\$13,850.00

Mediation Requests	
Requests for Mediation	196
Bank/Mortgage Holder	9
Non-Bank/Mortgage Holder	187

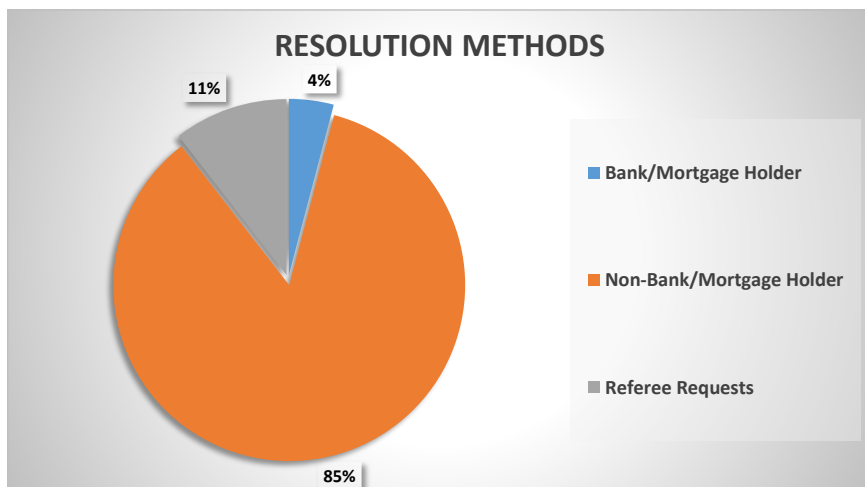
Referee Requests	
Referee Requests	23

Assigned Claims	
Mediation Assignments	107
Referee Assignments	4
FY18 Assigned Claims / Pending Mediation	3

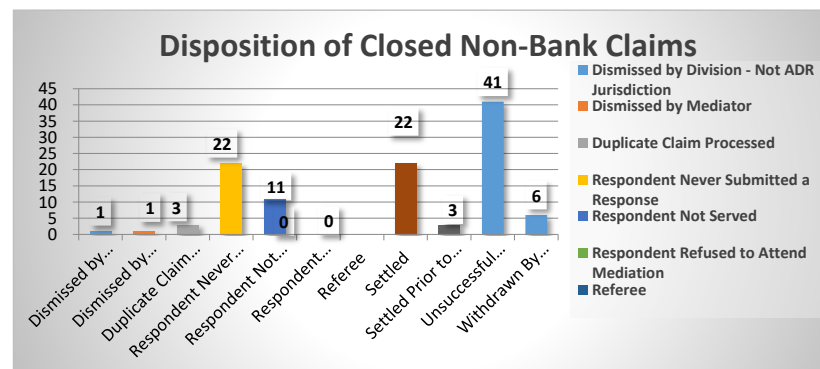
Closed Claims	
Disposition of Closed Claims	110
Dismissed by Division - Not ADR Jurisdiction	1
Dismissed by Mediator	1
Duplicate Claim Processed	3
Respondent Never Submitted a Response	22
Respondent Not Served	11
Respondent Refused to Attend Mediation	0
Referee	0
Settled	22
Settled Prior to Mediation	3
Unsuccessful Mediations	41
Withdrawn By Claimant	6

Bank Closed Claims	
Bank Claims Closed	36
Dismissed by Division - Not ADR Jurisdiction	1
Duplicate Claim Processed	0
Respondent Never Submitted a Response	4
Respondent Not Served	4
Respondent Refused to Attend Mediation	0
Settled	0
Settled Prior to Mediation	0
Unsuccessful Mediation	25
Withdrawn By Claimant	2

Subsidy	
Applications Received	99
Invoices Approved for Payment	62
Invoices Paid	\$18,943.77



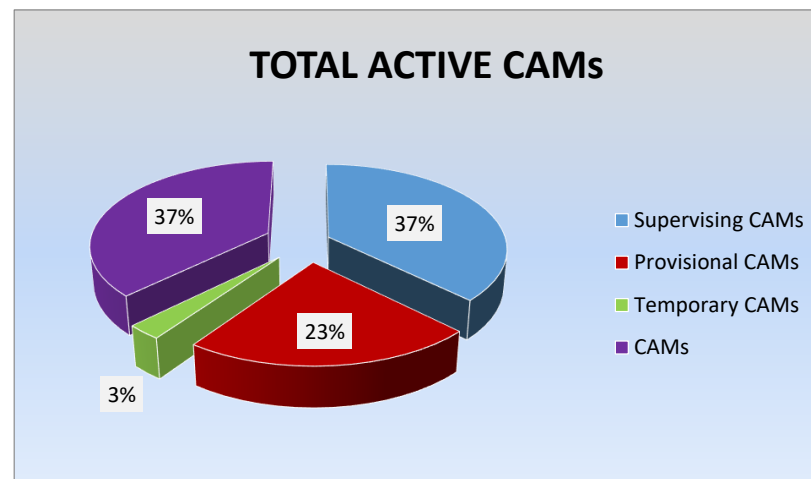
* Amount reflected due to internal decision.



Education and Training Report

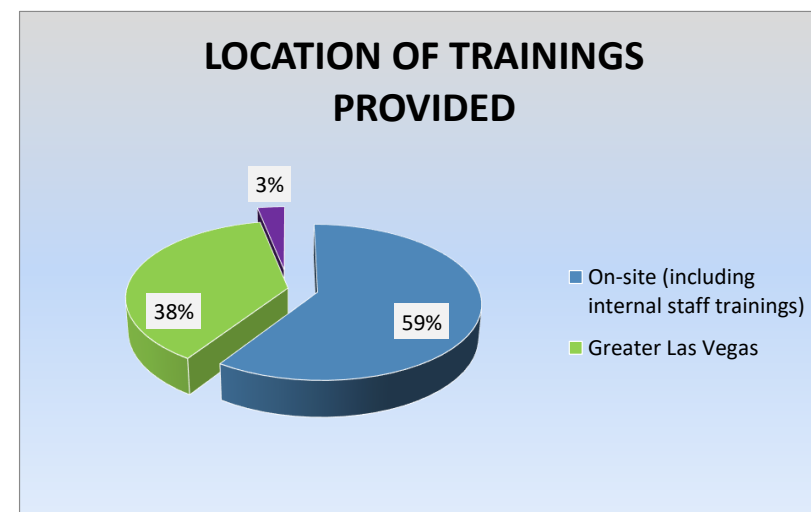
EDUCATION OFFICER

TOTAL ACTIVE CAMs	756
Supervising CAMs	282
Provisional CAMs	170
Temporary CAMs	21
CAMs	283
TOTAL ACTIVE CE COURSES	131
Approved for General Credit	104
Approved for Law Credit	27
Newly Approved Courses	20
Renewed Courses	69
Course Offerings*	126
Audits Conducted by Division	5
Educational Materials Created/Published on Website**	20
Website Views (CIC pages)	3721



TRAINING OFFICER

Training Topics Available	24
TRAININGS PROVIDED	32
On-site (including internal staff trainings)	19
Off-site (to associations upon request)	13
Greater Las Vegas	12
Henderson	1
Pahrump	
Northern Nevada	
Increase from FY 17 ***	-30%
ATTENDEES	656
Increase from FY 17	-10.0%



*Courses can be presented more than once. Division applies credits to each licensed attendee and tracks course evaluations.

**Newsletters, flowcharts, handouts, brochures, manuals, slide shows, etc.

*** Teaching less classes with more attendees per class to be as efficient as possible.



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

OMBUDSMAN'S OFFICE - CIC COMPLIANCE/AUDIT SECTION

REPORTING PERIOD JULY 1, 2018 - JANUARY 31, 2019

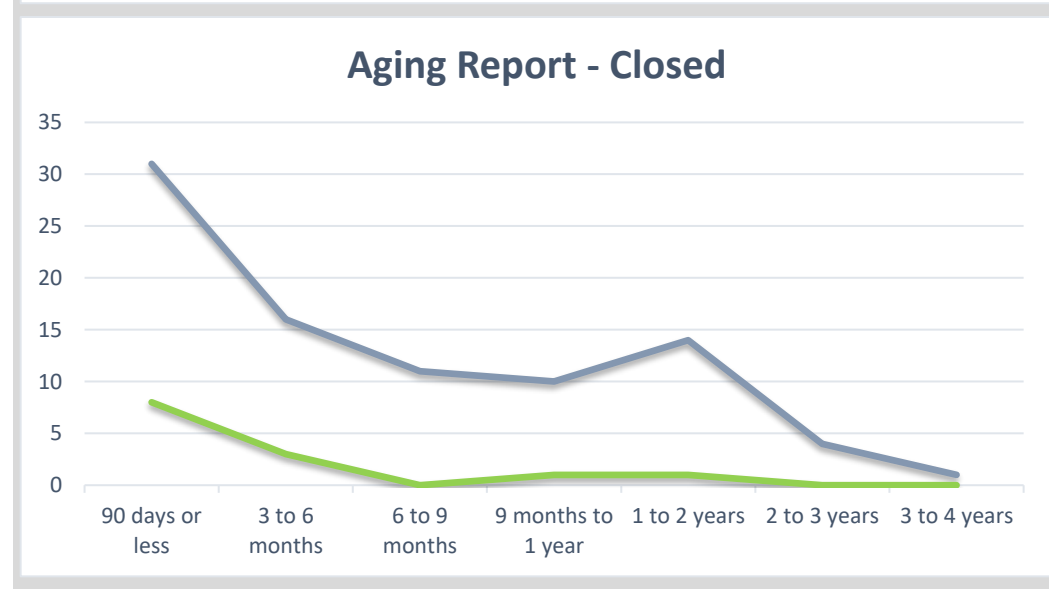
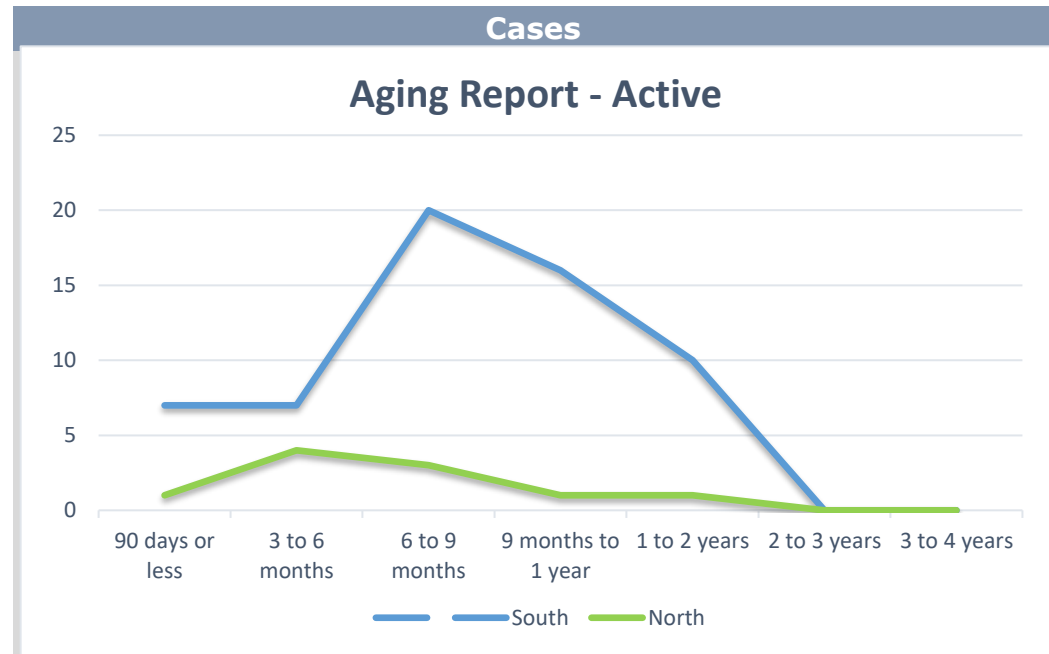
FISCAL YEAR 2018-2019

Statement of Fact

Cases	South	North
Cases Opened YTD	60	16
Total # of Active Cases*	60	11
Total # of Cases Closed	87	13

Aging Report - Active	South	North
90 days or less	7	1
3 to 6 months	7	4
6 to 9 months	20	3
9 months to 1 year	16	1
1 to 2 years	10	1
2 to 3 years	0	0
3 to 4 years	0	0
Total	60	10

Aging Report - Closed	South	North
90 days or less	31	8
3 to 6 months	16	3
6 to 9 months	11	0
9 months to 1 year	10	1
1 to 2 years	14	1
2 to 3 years	4	0
3 to 4 years	1	0
Total	87	13



DEMOGRAPHICS

Active Cases South	
Boulder City	1
Henderson	10
Las Vegas	48
Laughlin	0
Mesquite	0
N. Las Vegas	0
Pahrump	1
Total	60

Active Cases North	
Carson City	0
Incline Village	3
Reno	6
Sparks	1
Virginia City	0
West Wendover	0
Zephyr Cove	0
Total	10

Closed Cases South	
Boulder City	3
Henderson	18
Las Vegas	62
Laughlin	0
Mesquite	0
N. Las Vegas	4
Pahrump	0
Total	87

Closed Cases North	
Carson City	4
Incline Village	2
Sparks	1
Reno	5
West Wendover	0
Zephyr Cove	1
Total	13

Outcome of Closed Cases	South	North
ADMIN. SANCTION	4	1
CLOSED AT CLAIMANT'S REQUEST	2	0
DIVISION RESOLVED ALLEGATIONS	2	1
DIVISION TERMINATED INVESTIGATION	21	1
DUPLICATE CASE	4	0
FORWARDED TO DISCIPLINE (LAO) FOR HEARING	12	0
LETTER OF INSTRUCTION	13	2
NONJURISDICTIONAL	12	3
NO VIOLATION FOUND	8	1
RECOMMENDATION FOR HEARING - CIC	0	0
RESOLVED PRIOR TO COMPL. OF INVEST.	2	0
STATUTE OF LIMITATION EXPIRED	0	0
SUBMITTED FOR HEARING CICCH	4	0
UNSUBSTANTIATED	6	2

Top NRS & NAC 116 Alleged Issues

Alleged Issues SOUTH

NRS 116; 116A; 116B		
	Active	Closed
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	28	25
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	8	5
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	6	1
NRS 116.31036 - EXECUTIVE BOARD / MEMBER REMOVAL	2	1
NRS 116.3107 - CIC / UPKEEP	2	0

Alleged Issues SOUTH

NAC 116; 116A; 116B		
	Active	Closed
NAC 116A.340 - CHANGE OF NAME/ADDRESS/ASSN. OR SUPERVISING CM	2	1
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	2	1
NAC 116.465 - FEE FOR PREP./CERTIFICATE FOR RESALE OF UNIT	1	1
NAC 116A.320 - COMPLIANCE WITH STATUTORY STANDARDS OF PRACTICE	0	2
NAC 116A.325 - MANAGEMENT AGREEMENT; EVIDENCE OF INSURANCE	0	2

Alleged Issues NORTH

NRS 116; 116A; 116B		
	Active	Closed
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	4	3
NRS 116A.400 - PROHIBITED FROM ACTING AS CM WITHOUT CERTIFICATE	3	2
NRS 116.31135 - INSURANCE / REPAIR OR REPLACEMENT OF DAMAGED OR DESTROYED PORTION OF COMMON ELEM	1	1
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	0	2
NRS 116.760 - RIGHT OF PERSON TO FILE AFFIDAVIT WITH NRED; PROCEDURE FOR FILING AFFIDAVIT; ADMINISTRATIVE FINE FOR FILING FALSE OR FRAUDULENT AFFIDAVIT	0	2

Alleged Issues NORTH

NAC 116; 116A; 116B		
	Active	Closed
NAC 116A.320 - COMPLIANCE WITH STATUTORY STANDARDS OF PRACTICE	0	2
NAC 116A.165 - SUPERVISING COMMUNITY MANAGERS: QUALIFICATIONS & RESPONSIBILITIES	0	1
NAC 116A.320 - COMPLIANCE WITH STATUTORY STANDARDS OF PRACTICE	0	1
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	0	1
NAC 116A.325 - MANAGEMENT AGREEMENT; EVIDENCE OF INSURANCE	1	0

Complete List of NRS & NAC 116 Alleged Issues

Alleged Issues SOUTH

NRS 116; 116A; 116B	Active	Closed
NRS 116.2104 - DESCRIPTION OF UNITS	1	0
NRS 116.2117 - AMENDMENT OF DECLARATION	1	0
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	0	1
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	0	1
NRS 116.310315 ACCT. FOR FINES/PROHIBITION FEES TOWARD FINES	0	2
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	1	1
NRS 116.31036 - EXECUTIVE BOARD / MEMBER REMOVAL	2	1
NRS 116.3104 - DECLARANT / TRANSFER OF SPECIAL RIGHTS	1	0
NRS 116.3105 - CONTRACTS & LEASES / TERMINATION	1	0
NRS 116.31065 - RULES	0	0
NRS 116.3107 - CIC / UPKEEP	2	0
NRS 116.31073 - MAINTENANCE, REPAIR, RESTORATION AND REPLACEMENT OF SECURITY WALLS	1	0
NRS 116.3108 - UNITS' OWNERS / MEETINGS	1	1
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	1	0
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE BOARD	0	0
NRS 116.311 - UNITS' OWNERS / VOTING	0	0
NRS 116.31107 - VOTING BY UNITS' OWNERS; PROHIBITED ACTS; PENALTY	2	0
S 116.31135 - INSURANCE / REPAIR OR REPLACEMENT OF DAMAGED OR DESTROYED PORTION OF COMMON ELEMENTS	1	1
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	1	1
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	1	1
NRS 116.31152 - STUDY OF RESERVE	2	0
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	8	5
NRS 116.31155 - HOA / FEES IMPOSED FOR ADMINISTRATIVE FEES & PENALTIES	0	0
NRS 116.31158 - HOA / REGISTRATION W/ OMB	1	0
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	6	1
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	2	0
NRS 116.31184 - THREATS & HARRASSMENT	1	2
NRS 116.31185 - PROHIBITION / CERTAIN PERSONNEL SOLICITING OR ACCEPTING COMPENSATION	0	0
NRS 116.335 - PROHIBITION TO OBTAIN APPROVAL TO RENT OR LEASE; EXCEPTIONS	1	0
NRS 116.340 - TRANSIENT COMMERCIAL USE OF UNITS/CERTAIN COMMUNITIES	0	1
NRS 116.4109 - RESALE OF UNITS	0	1
NRS 116A.400 - PROHIBITED FROM ACTING AS CM WITHOUT CERTIFICATE	2	3

NRS 116A.410 - CERTIFICATE ISSUED; TEMP. CERTIFICATE; BONDS; FEES	1	0
NRS 116A.410 - CERTIFICATE ISSUED; TEMP. CERTIFICATE; BONDS; FEES	0	1
NRS 116A.610 - CM TO DISCLOSE INFO. BEFORE MGMT. CONTRACT	1	0
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	2	7
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	28	25
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	2	10
NRS 116B.630 - LIENS AGAINST UNIT FOR ASSESSMENTS	1	0
NRS 116B.430 - POWER OF EXEC. BOARD TO IMPOSE FINES FOR VIOLATIONS	0	1

Alleged Issues SOUTH

NAC 116; 116A; 116B		
	Active	Closed
NAC 116.300 - CAM / DUTIES	0	1
NAC 116.351 - ALLEGATIONS OF MISCONDUCT	0	1
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	0	1
NAC 116.465 - FEE FOR PREP./CERTIFICATE FOR RESALE OF UNIT	1	1
NAC 116A.320 - COMPLIANCE WITH STATUTORY STANDARDS OF PRACTICE	0	2
NAC 116A.325 - MANAGEMENT AGREEMENT; EVIDENCE OF INSURANCE	0	2
NAC 116A.340 - CHANGE OF NAME/ADDRESS/ASSN. OR SUPERVISING CM	2	1
NAC 116A.350 - ALLEGATIONS OF MISCONDUCT/ACTION BY ADMINISTRATOR	0	1
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	2	1

Alleged Issues NORTH

NRS 116; 116A; 116B		
	Active	Closed
NRS 116.31135 - INSURANCE / REPAIR OR REPLACEMENT OF DAMAGED OR DESTROYED PORTION OF COMMON ELEM	1	1
NRS 116.345 - ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACTION	1	0
NRS 116.2102 - UNIT BOUNDARIES	0	1
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	0	2
NRS 116.3108 - UNITS' OWNERS / MEETINGS	0	0
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	0	0
NRS 116.760 - RIGHT OF PERSON TO FILE AFFIDAVIT WITH NRED; PROCEDURE FOR FILING AFFIDAVIT; ADMINISTRATIVE FINE FOR FILING FALSE OR FRAUDULENT AFFIDAVIT	0	2
NRS 116A.400 - PROHIBITED FROM ACTING AS CM WITHOUT CERTIFICATE	3	2
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	4	3
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	0	0

Alleged Issues NORTH

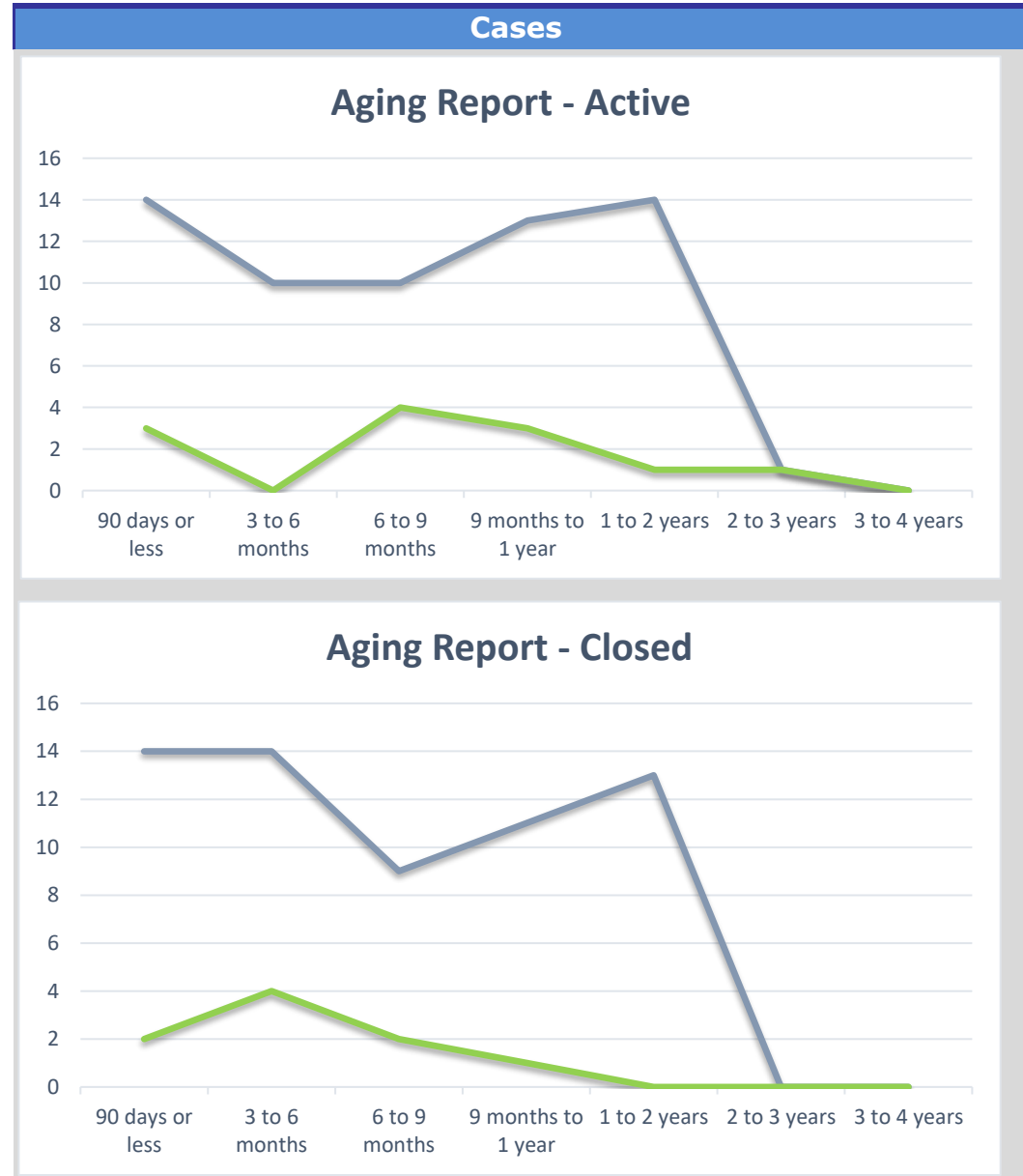
NAC 116; 116A; 116B		
	Active	Closed
NAC 116A.165 - SUPERVISING COMMUNITY MANAGERS: QUALIFICATIONS & RESPONSIBILITIES	0	1
NAC 116A.300 - CAM / DUTIES	0	0
NAC 116A.320 - COMPLIANCE WITH STATUTORY STANDARDS OF PRACTICE	0	2
NAC 116A.325 - MANAGEMENT AGREEMENT; EVIDENCE OF INSURANCE	1	0
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	0	1

INTERVENTION AFFIDAVIT

Cases	South	North
Cases Opened YTD	45	6
Total # of Active Cases*	62	12
Total # of Cases Closed	61	9

Aging Report - Active	South	North
90 days or less	14	3
3 to 6 months	10	0
6 to 9 months	10	4
9 months to 1 year	13	3
1 to 2 years	14	1
2 to 3 years	1	1
3 to 4 years	0	0
Total	62	12

Aging Report - Closed	South	North
90 days or less	14	2
3 to 6 months	14	4
6 to 9 months	9	2
9 months to 1 year	11	1
1 to 2 years	13	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	61	9



DEMOGRAPHICS

Active Cases South	
Boulder City	0
Gardenerville	0
Henderson	7
Las Vegas	51
Laughlin	0
Mesquite	0
N. Las Vegas	3
Pahrump	1
Total	62

Active Cases North	
Carson City	0
Gardenerville	0
Glenbrook	1
Incline Village	3
Reno	6
Sparks	1
Virginia City	1
West Wendover	0
Zephyr Cove	0
Total	12

Closed Cases South	
Boulder City	2
Henderson	8
Las Vegas	43
Laughlin	1
Mesquite	0
Longdale	2
N. Las Vegas	2
Pahrump	3
Total	61

Closed Cases North	
Carson City	1
Glenbrook	1
Incline Village	3
Sparks	0
Reno	2
West Wendover	1
Zephyr Cove	1
Total	9

DEMOGRAPHICS

Outcome of Closed Cases	South	North
CLAIMANT REQUEST CLOSURE OF CASE	0	0
CLOSED AT CLAIMANT'S REQUEST	3	0
COMPLIANCE DEMAND LETTER	1	0
CONSOLIDATE W/CICC CASES	1	0
DIVISION RESOLVED ALLEGATIONS	1	1
DUPLICATE CASE	4	0
LETTER OF INSTRUCTION	14	1
NONJURISDICTIONAL	1	0
NO VIOLATION	9	0
PROHIBITION / CERTAIN PERSONNEL ACCEPTING COMPENSATION FROM HOA	1	0
RECOMMENDATION FOR HEARING - CIC	2	0
RESOLVED PRIOR TO COMPL. OF INVEST.	1	0
STATUTE OF LIMITATION EXPIRED	0	0
SUBMITTED FOR HEARING CICCH	0	0
TERMINATED INVESTIGATION	1	1
UNSUBSTANTIATED ALLEGATIONS	6	2

Top Five NRS & NAC 116 Alleged Issues

Alleged Issues SOUTH

NRS 116; 116A; 116B		
	Active	Closed
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	24	14
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	18	8
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	10	1
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	7	4
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	6	1

Alleged Issues SOUTH

NAC 116; 116A; 116B		
	Active	Closed
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	7	2
NAC 116.385 - EXECUTIVE BOARD: SUBMISSION TO DIVISION OF CONTACT INFORMATION FOR MEMBERS	1	0
NAC 116.410 - ADOPTION BY REFERENCE OF REPORTING PRINCIPLES & PRACTICES OF FINANCIAL ACCOUNTING	1	0
NAC 116.465 - FEE FOR PREP./CERTIFICATE FOR RESALE OF UNIT	1	1

Alleged Issues NORTH

NRS 116; 116A; 116B		
	Active	Closed
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	5	1
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	4	1
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	4	2
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	4	0
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	4	3

Alleged Issues NORTH

NAC 116; 116A; 116B		
	Active	Closed
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	1	0
NAC 116.457 - PREPARATION, CONTENTS AND AVAILABILITY OF AUDITED FINANCIAL STATEMENTS; QUALIFICATIONS OF AUDITOR	0	1

Complete Lists of NRS & NAC 116 Alleged Issues

Alleged Issues SOUTH

NRS 116; 116A; 116B		
	Active	Closed
NRS 116.1113 - OBLIGATION OF GOOD FAITH	3	1
NRS 116.2101 - CREATION OF A COMMON-INTEREST COMMUNITY	0	0
NRS 116.2102 - UNIT BOUNDARIES	1	0
NRS 116.2111 - ALTERATION OF UNITS; ACCESS TO UNITS	1	0
NRS 116.2117 - AMENDMENT OF DECLARATION	1	0
NRS 116.3101 - HOA / ORGANIZATION	1	0
NRS 116.3102 - HOA / POWERS	4	0
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	24	14
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	6	1
NRS 116.310313 - COLLECTION OF PAST DUE OBLIGATIONS	1	0
NRS 116.310315 ACCT. FOR FINES/PROHIBITION FEES TOWARD FINES	1	0
NRS 116.31032 - DECLARANT / CONTROL PERIOD	1	1
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	18	8
NRS 116.31035 - PUBLICATIONS REQUIREMENT; LIMITATIONS	0	0
NRS 116.31036 - EXECUTIVE BOARD / MEMBER REMOVAL	1	1
NRS 116.31037 - INDEMNIFICATION & DEFENSE OF EX BOARD MEMBER	1	1
NRS 116.31038 - DECLARANT / DELIVERLY TO HOA OF PROPERTY HELD	1	2
NRS 116.3106 - BYLAWS	1	0
NRS 116.31065 - RULES	3	0
NRS 116.3107 - CIC / UPKEEP	5	0
NRS 116.3108 - UNITS' OWNERS / MEETINGS	5	4
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	2	2
NRS 116.31084 - VOTING BY MEMBER OF EXECUTIVE BOARD; DISCLOSURES; ABSTENTION FROM VOTING ON CERTAIN MATTERS	2	1
NRS 116.31085 - UNITS' OWNERS / RIGHT TO SPEAK AT CERTAIN MEETINGS	2	2
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE	4	2
NRS 116.31087 - UNITS' OWNERS / RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	2	0
NRS 116.31088 - MEETINGS REGARDING CIVIL ACTION; RIGHTS TO REQUEST DISMISSAL OF CIVIL ACTION	4	0
NRS 116.3109 - QUORUM	3	0
NRS 116.31107 - VOTING BY UNITS' OWNERS; PROHIBITED ACTS; PENALTY	3	0
NRS 116.3113 - INSURANCE / GENERAL REQUIREMENTS	1	0
NRS 116.31133 - INSURANCE / POLICIES	1	0
NRS 116.31135 - INSURANCE / REPAIR OR REPLACEMENT OF DAMAGED OR DESTROYED PORTION OF COMMON	2	0

NRS 116.311395 - FUNDS DEPOSITED IN FDIC INSURED INSTITUTION	0	1
NRS 116.3114 - SURPLUS FUNDS	3	1
NRS 116.31142 - PREPARATION & PRESENTATION OF FINANCIAL STATEMENTS	1	0
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	4	1
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	7	4
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	3	0
NRS 116.31152 - STUDY OF RESERVE	6	1
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	3	8
NRS 116.31155 - HOA / FEES IMPOSED FOR ADMINISTRATIVE FEES & PENALTIES	1	0
NRS 116.31158 - HOA / REGISTRATION W/ OMB	5	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	10	1
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RESALE OF	2	0
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	3	0
NRS 116.31184 - THREATS & HARRASSMENT	2	0
NRS 116.31185 - PROHIBITION / CERTAIN PERSONNEL SOLICITING OR ACCEPTING COMPENSATION	3	0
NRS 116.31187 - PROHIBITION / CERTAIN PERSONNEL ACCEPTING COMPENSATION FROM HOA	2	2
NRS 116.345 - ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACTION	0	0
NRS 116.4109 - RESALE OF UNITS	2	1
NRS 116.760 - RIGHT OF PERSON TO FILE AFFIDAVIT WITH NRED; PROCEDURE FOR FILING AFFIDAVIT; ADMINISTRATIVE FINE FOR FILING FALSE OR FRAUDULENT AFFIDAVIT	2	0

Alleged Issues SOUTH

NAC 116; 116A; 116B		
	Active	Closed
NAC 116.305 - MGMT AGREEMENT / EVIDENCE OF INSURANCE	0	0
NAC 116.385 - EXECUTIVE BOARD: SUBMISSION TO DIVISION OF CONTACT INFORMATION FOR MEMBERS	1	0
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	7	2
NAC 116.410 - ADOPTION BY REFERENCE OF REPORTING PRINCIPLES & PRACTICES OF FINANCIAL ACCOUNTING	1	0
NAC 116.465 - FEE FOR PREP./CERTIFICATE FOR RESALE OF UNIT	1	1
NAC 116.465 - FEE FOR PREP./CERTIFICATE FOR RESALE OF UNIT	0	1

Alleged Issues NORTH

NRS 116; 116A; 116B		
	Active	Closed
NRS 116.2101 - CREATION OF A COMMOM-INTEREST COMMUNITY	1	0
NRS 116.3102 - HOA / POWERS	2	0
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	5	1
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	0	1

NRS 116.31032 - DECLARANT / CONTROL PERIOD	0	0
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	3	0
NRS 116.31038 - DECLARANT / DELIVERLY TO HOA OF PROPERTY HELD	1	1
NRS 116.3107 - CIC / UPKEEP	1	0
NRS 116.3108 - UNITS' OWNERS / MEETINGS	1	0
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	1	1
NRS 116.31085 - UNITS' OWNERS / RIGHT TO SPEAK AT CERTAIN MEETINGS	0	1
NRS 116.31088 - MEETINGS REGARDING CIVIL ACTION; RIGHTS TO REQUEST DISMISSAL OF CIVIL ACTION	0	1
NRS 116.3112 - DECLARANT / CONVEYANCE OR ENCUMBRANCE TO HOA OF COMMON ELEMENTS	1	0
NRS 116.3113 - INSURANCE / GENERAL REQUIREMENTS	1	0
NRS 116.31142 - PREPARATION & PRESENTATION OF FINANCIAL STATEMENTS	1	0
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	4	1
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	4	2
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	4	0
NRS 116.31152 - STUDY OF RESERVE	2	1
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	4	3
NRS 116.31158 - HOA / REGISTRATION W/ OMB	0	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	2	2
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	0	1

Alleged Issues NORTH

NAC 116; 116A; 116B		
	Active	Closed
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	1	1
NAC 116.457 - PREPARATION, CONTENTS AND AVAILABILITY OF AUDITED FINANCIAL STATEMENTS; QUALIFICATIONS OF AUDITOR	0	1