



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

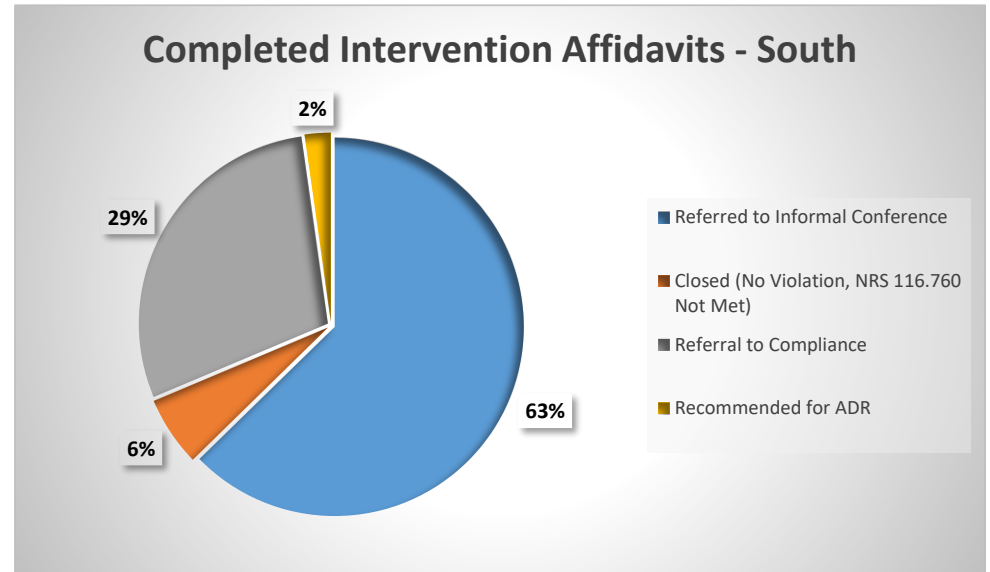
OMBUDSMAN'S OFFICE

REPORTING PERIOD JULY 1, 2019 - JUNE 30, 2020

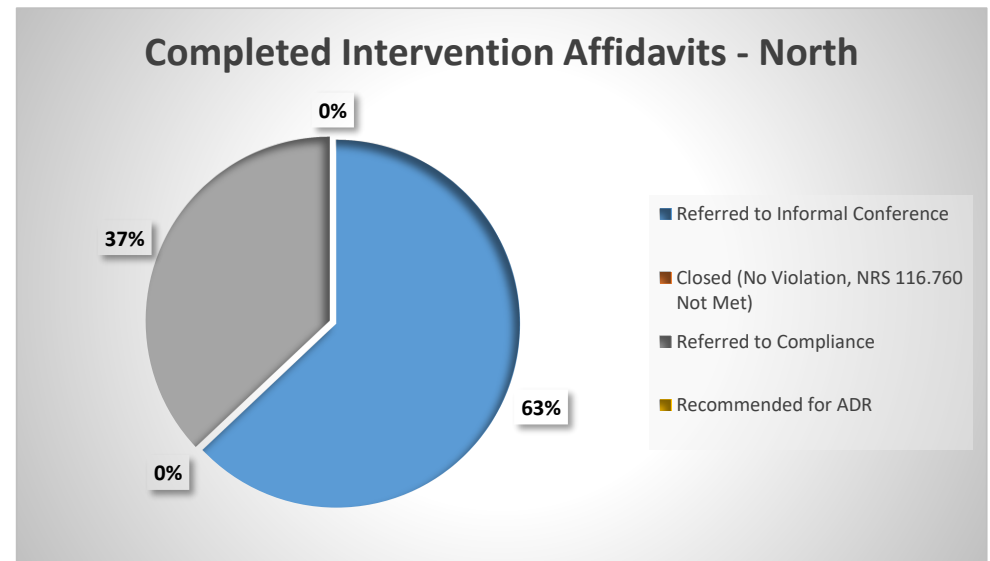
FISCAL YEAR 2020

Intervention Affidavit Report

AFFIDAVITS - SOUTH		YTD Total
Affidavits Received		134
Referred to Informal Conference		84
Closed (No Violation, NRS 116.760 Not Met)		8
Referral to Compliance		39
Recommended for ADR		3

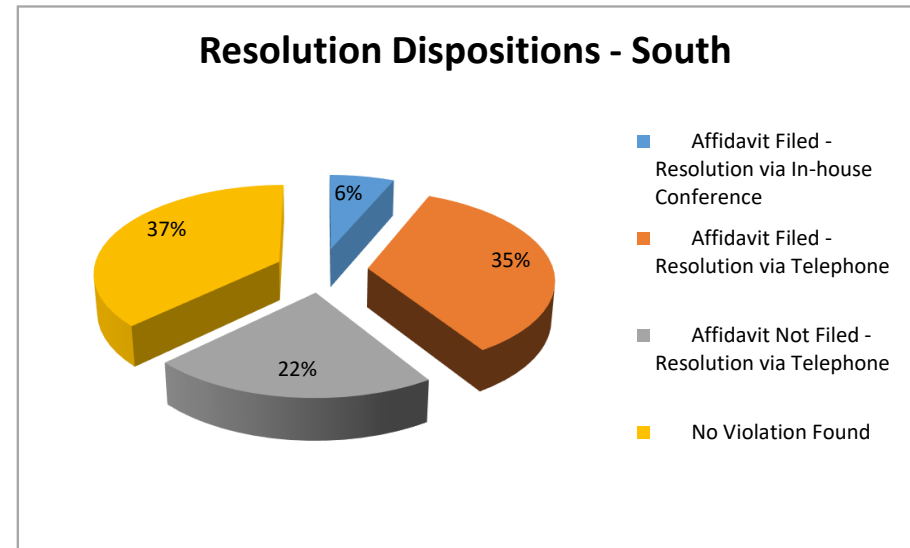


AFFIDAVITS - NORTH		YTD Total
Affidavits Received		27
Referred to Informal Conference		17
Closed (No Violation, NRS 116.760 Not Met)		0
Referred to Compliance		10
Recommended for ADR		0

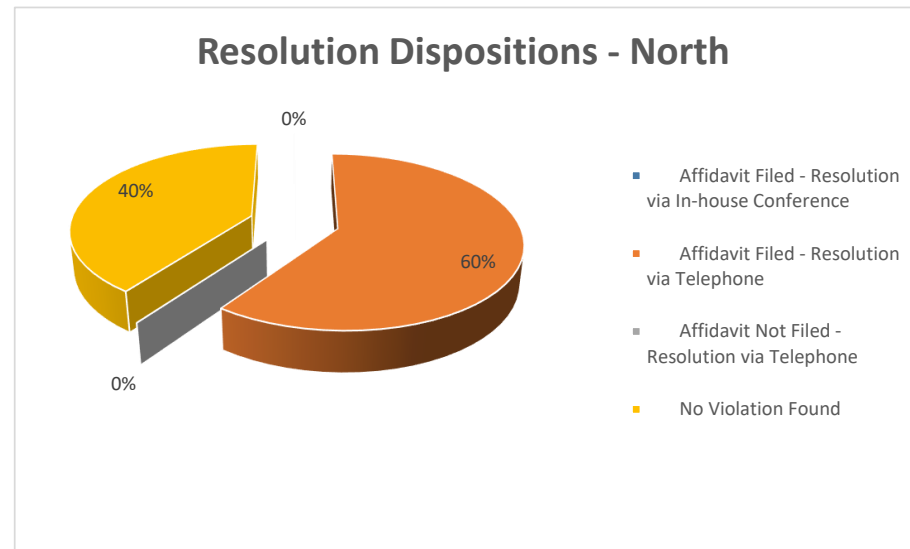


Mediation Report

DISPOSITION OF COMPLAINTS - SOUTH	
Affidavit Filed - Resolution	49
Affidavit Filed - Resolution via In-house Conference	5
Affidavit Filed - Resolution via Telephone	27
Affidavit Not Filed - Resolution via Telephone	17
No Violation Found	29
Affidavit Filed - No Resolution	22
Issue Not Resolved - No Further Action Warranted	6
Provided ADR Information to the Parties	16
Recommended Referral to Compliance	0



DISPOSITION OF COMPLAINTS - NORTH	
Affidavit Filed - Resolution	3
Affidavit Filed - Resolution via In-house Conference	0
Affidavit Filed - Resolution via Telephone	3
Affidavit Not Filed - Resolution via Telephone	0
No Violation Found	2
Affidavit Filed - No Resolution	5
Issue Not Resolved - No Further Action Warranted	1
Provided ADR Information to the Parties	4
Recommended Referral to Compliance	0



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

Informal Conference Program - Intervention Affidavit Issues**SOUTHERN CASES**

ALLEGED ISSUES	
HOA GOV DOCS - ARC	5
HOA GOV DOCS - BYLAWS	4
HOA GOV DOCS - DAMAGE TO COMMON ELEMENT	1
HOA GOV DOCS - DAMAGE TO OWNERS UNIT	6
HOA GOV DOCS - MAINTENANCE OF COMMON ELEMENT	8
HOA GOV DOCS - NON COMPLIANCE OF GOV DOCS	4
HOA GOV DOCS - NON-ENFORCEMENT OF RULES, REGS & GOV DOCS	1
HOA GOV DOCS - RULES & REGULATIONS	4
HOA 116 - NON JURISDICTIONAL	1
NAC 116.405 - MEMBERS OF EXEC. BOARD/ PROHIBITED ACTION	13
NRS 116.1113 - OBLIGATION OF GOOD FAITH	1
NRS 116.2111 - ALTERATION OF UNITS	1
NRS 116.2117 - AMENDMENT OF DECLARATION	2
NRS 116.3101 - HOA / ORGANIZATION	1
NRS 116.3102 - HOA/POWERS	2
NRS 116.3103 - POWER OF EXECUTIVE BOARD; FIDUCIARY DUTY	23
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	8
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT/SECURITY INTEREST	1
NRS 116.310313 - COLLECTION OF PAST DUE OBLIGATIONS	2
NRS 116.31034 - EXECUTIVE BOARD/ ELECTION & ELIGIBILITY	6
NRS 116.31065 - RULES	6
NRS 116.3107 - CIC MAINTENANCE/UPKEEP	12
NRS 116.3108 - UNITS' OWNERS/MEETINGS	2
NRS 116.31083 - EXECUTIVE BOARD/MEETINGS	10
NRS 116.31085 - UNITS' OWNERS/RIGHT TO SPEAK AT MEETINGS	4
NRS 116.31087 - UNITS' OWNERS/RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	4
NRS 116.311 - UNITS' OWNERS / VOTING	1
NRS 116.31107 - VOTING BY UNITS' OWNERS	2
NRS 116.31135 - INSURANCE/ REPAIR & REPLACEMENT OF DAMAGED COMMON ELEMENT	1
NRS 116.3114 - SURPLUS FUNDS	1
NRS 116.3115 - ASSESSMENTS/ COMMON EXPENSES	2
NRS 116.3116 - LIENS/ASSESSMENTS AGAINST UNITS	2
NRS 116.31162 - FORECLOSURE OF LIENS/NOTICES OF DELINQUENT ASSESSMENT MAILING	1
NRS 116.31168 - FORECLOSURE OF LIENS/REQUEST BY INTERESTED PERSONS FOR NOS	1
NRS 116.31175 - HOA BOOKS, RECORDS	4
NRS 116.31183 - RETALIATORY ACTION	4
NRS 116.31184 - THREATS & HARASSMENT	4
NRS 116.31189 - BRIBERY OF COMMUNITY MANAGER	2
NRS 116.325 - RIGHT OF UNIT'OWNERS TO EXHIBIT POLITICAL SIGNS IN CERTAIN AREAS; CONDITIONS AND LIMITATIONS	1
NRS 116.345 - ASSOCIATION PROHIBITED FROM CERTAIN ACTION	2
NRS 116.350 - LIMITATIONS REGARDING REGS. OF CERTAIN ROADS; PERMISSIBLE REGS. OF PARKING OR STORAGE OF CERTAIN VEHICLES	2
NRS 116.4109 - RE SALE OF UNITS	2

FOUND ISSUES	
HOA GOV DOCS - ARC	1
HOA GOV DOCS - BYLAWS	1
HOA GOV DOCS - DAMAGE TO COMMON ELEMENT	2
HOA GOV DOCS - DAMAGE TO OWNERS UNIT	2
HOA GOV DOCS - MAINTENANCE OF COMMON ELEMENT	1
HOA GOV DOCS - OTHER GOV DOCS ISSUES NOT LISTED	1
NAC 116.405 - MEMBERS OF EXEC. BOARD/ PROHIBITED ACTION	3
NRS 116.3103 - POWER OF EXECUTIVE BOARD; FIDUCIARY DUTY	3
NRS 116.310305 - EXECUTIVE BOARD/IMPOSE PENALTIES	1
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	4
NRS 116.31034 - EXECUTIVE BOARD/ ELECTION & ELIGIBILITY	2
NRS 116.31065 - RULES	1
NRS 116.3107 - CIC MAINTENANCE/UPKEEP	3
NRS 116.3108 - UNITS' OWNERS/MEETINGS	2
NRS 116.31083 - EXECUTIVE BOARD/MEETINGS	4
NRS 116.31085 - UNITS' OWNERS/RIGHT TO SPEAK AT MEETINGS	2
NRS 116.31087 - UNITS' OWNERS/RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	1
NRS 116.3114 - SURPLUS FUNDS	1
NRS 116.31175 - HOA BOOKS, RECORDS	1
NRS 116.325 - RIGHT OF UNIT'OWNERS TO EXHIBIT POLITICAL SIGNS IN CERTAIN AREAS; CONDITIONS AND LIMITATIONS	1

Informal Conference Program - Intervention Affidavit Issues

NORTHERN CASES

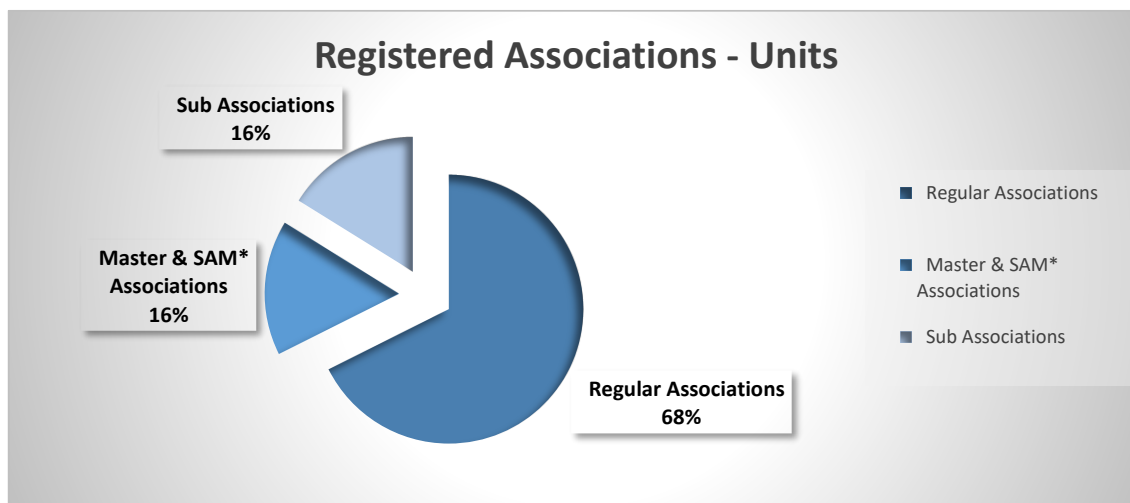
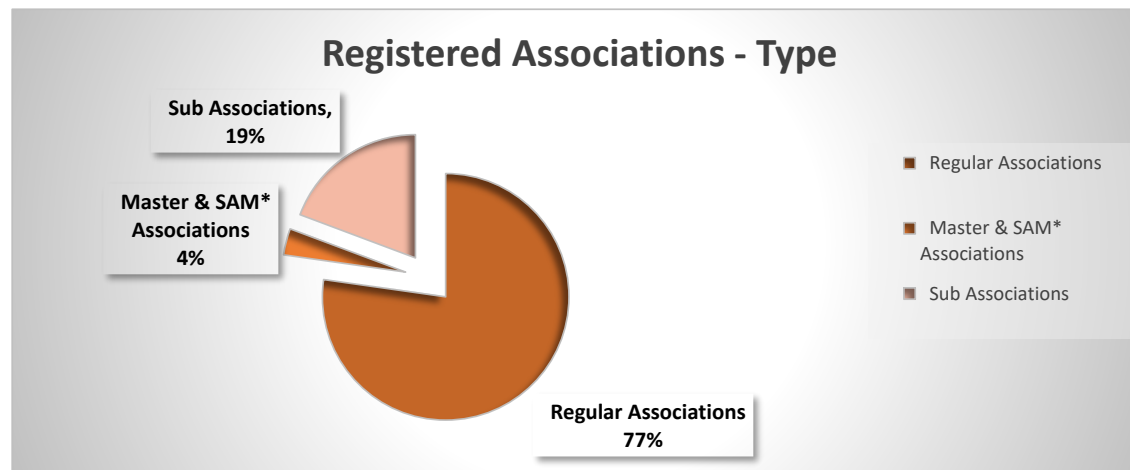
<i>ALLEGED ISSUES</i>	
HOA GOV DOCS - BYLAWS	1
HOA GOV DOCS - DAMAGE TO OWNERS UNIT	1
HOA GOV DOCS - MAINTENANCE OF COMMON ELEMENTS	1
HOA GOV DOCS - NON-ENFORCEMENT OF RULES & REGULATIONS	2
NRS 116.2111 - ALTERATION OF UNITS	1
NRS 116.3103 - POWER OF EXECUTIVE BOARD; FIDUCIARY DUTY	1
NRS 116.3107 - CIC MAINTENANCE/UPKEEP	3
NRS 116.31085 - UNITS' OWNERS/RIGHT TO SPEAK AT CERTAIN MEETINGS	1
NRS 116.31151 - UNITS' OWNERS/ANNUAL DISTRIBUTION	1
NRS 116.31184 - THREATS & HARRASMENT	1

<i>FOUND ISSUES</i>	
HOA GOV DOCS - NON-COMPLIANCE OF GOV. DOCS	1
NRS 116.3107 - CIC MAINTENANCE/UPKEEP	1
NRS 116.31085 - UNITS' OWNERS/RIGHT TO SPEAK AT CERTAIN MEETINGS	1

Homeowner Association Registration

HOA Types	Number of Associations	Number of Units
Regular Associations	2,630	382,116
Master & SAM* Associations	118	91,791
Sub Associations	<u>657</u>	<u>91,298</u>
Hotel Associations	<u>10</u>	<u>6,328</u>
<u>Total</u>	<u>3,415</u>	<u>571,533</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	5		432	20	3		2	3		205	670
CONDO/HOTEL			9							1	10
COOP			5						1	3	9
PLANNED COMMUNITY - CONDO/TH			7							1	8
PLANNED COMMUNITY - DUPLEX	2		23	3						5	33
PLANNED COMMUNITY - M/H		1	12		1			3	1		18
PLANNED COMMUNITY - SFD	23	1	1,954	29	7	3	10	7	3	245	2,282
PLANNED COMMUNITY - SFD/CONDO			14	1						3	18
PLANNED COMMUNITY - SFD/CONDO/TH			10							2	12
PLANNED COMMUNITY - SFD/MH			1	1						1	3
PLANNED COMMUNITY - SFD/TH			23	3	1					2	29
PLANNED COMMUNITY - SFD/TH/MH			1								1
PLANNED COMMUNITY - TWNHSE		7	244	16	2	-				51	320
MASTER - NO UNITS			1							1	2
TOTAL	30	9	2,736	73	14	3	12	13	5	520	3,415

KEY

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

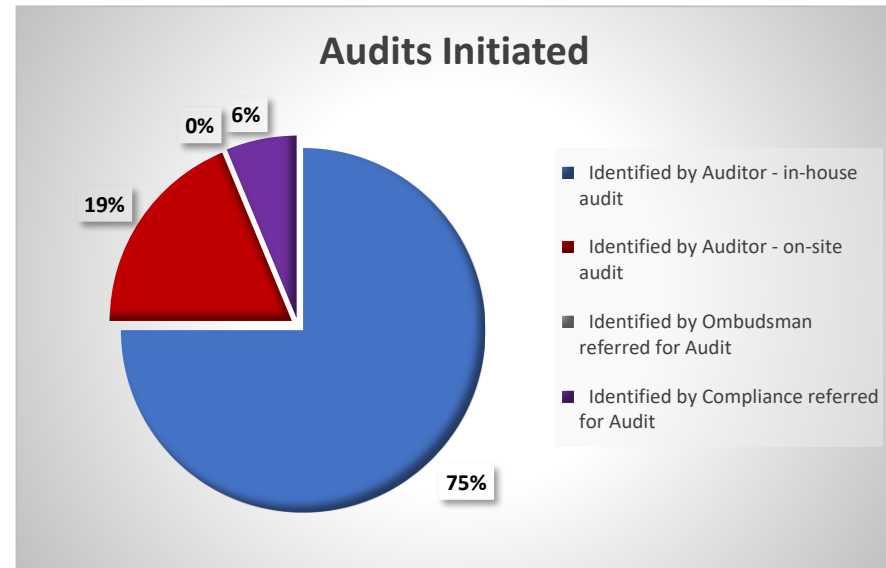
Auditor Report

Carryover from FY 19	<u>5</u>
<u>Audits Conducted</u>	
Identified by Auditor - in-house audit	12
Identified by Auditor - on-site audit	3
Identified by Ombudsman referred for Audit	0
Identified by Compliance referred for Audit	1
Total Audits Initiated	<u>21</u>

* Includes carryover audits included from previous year

<u>Disposition of Audits</u>	
Completed audits - compliance gained by Auditor	3
Completed audits referred to Compliance	14
Total Audits Completed*	<u>17</u>

<u>Special Projects</u>	
Financial Review - Association	3
Special Projects - Other	7
Total Special Projects	<u>10</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	217

Responses Received	
Responses Received	169
Number of Filings(CLM & RSP)	386
Filing Fees Received	\$19,050.00

Mediation Requests	
Requests for Mediation	324
Bank/Mortgage Holder	2
Non-Bank/Mortgage Holder	322

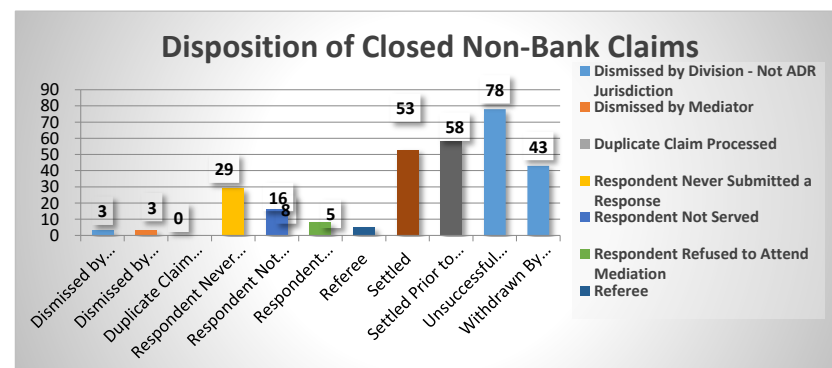
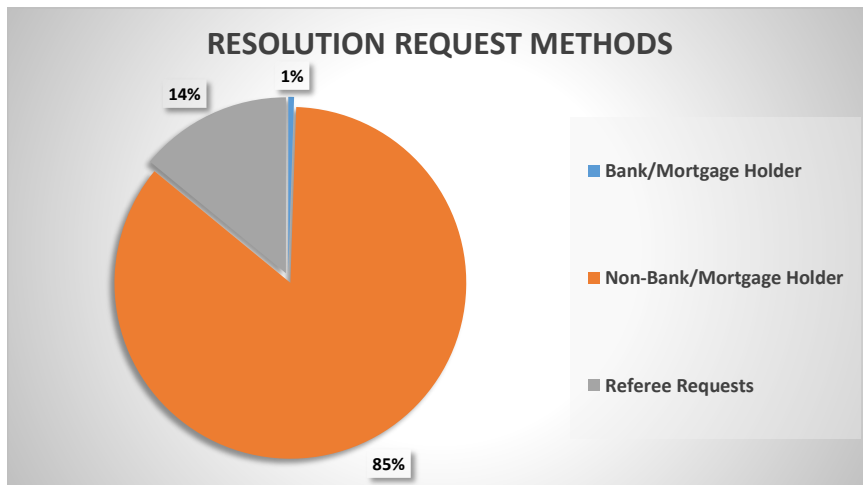
Referee Requests	
Referee Requests	53

Assigned Claims	
Mediation Assignments	160
Referee Assignments	4
FY18 Assigned Claims / Pending Mediation	78

Closed Claims	
Disposition of Closed Claims	296
Dismissed by Division - Not ADR Jurisdiction	3
Dismissed by Mediator	3
Duplicate Claim Processed	0
Respondent Never Submitted a Response	29
Respondent Not Served	16
Respondent Refused to Attend Mediation	8
Referee	5
Settled	53
Settled Prior to Mediation	58
Unsuccessful Mediations	78
Withdrawn By Claimant	43

Bank Closed Claims	
Bank Claims Closed	34
Dismissed by Division - Not ADR Jurisdiction	0
Duplicate Claim Processed	0
Respondent Never Submitted a Response	3
Respondent Not Served	1
Respondent Refused to Attend Mediation	1
Settled	1
Settled Prior to Mediation	13
Unsuccessful Mediation	3
Withdrawn By Claimant	12

Subsidy	
Applications Received	221
Invoices Approved for Payment	128
Invoices Paid	\$50,820.83

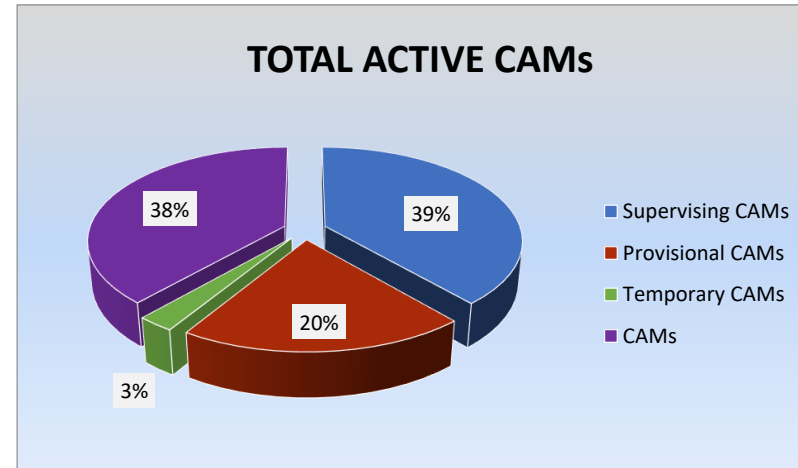


* Amount reflected due to internal decision.

Education and Training Report

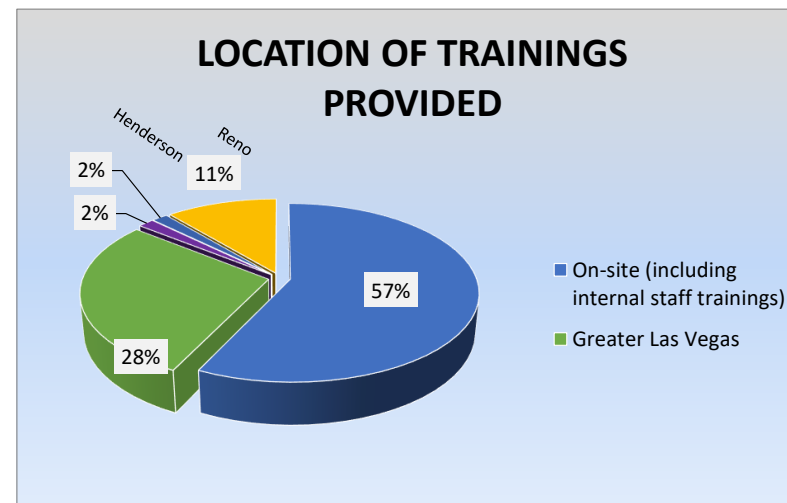
EDUCATION OFFICER

TOTAL ACTIVE CAMs	758
Supervising CAMs	293
Provisional CAMs	153
Temporary CAMs	20
CAMs	292
TOTAL ACTIVE CE COURSES	150
Approved for General Credit	116
Approved for Law Credit	34
Newly Approved Courses	41
Renewed Courses	112
Course Offerings*	231
Audits Conducted by Division	17
Educational Materials Created/Published on Website**	31
Website Views (CIC pages)	12797



TRAINING OFFICER

Training Topics Available	23
TRAININGS PROVIDED	63
On-site (including internal staff trainings)	36
Off-site (to associations upon request)	
Greater Las Vegas	18
Henderson	1
Boulder City	1
Northern Nevada	7
Increase from FY 19	-2%
ATTENDEES	1225
Increase from FY 19	-8%



*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.

Northern Trainer began training in May

Courses were taught remotely via Microsoft Teams due to Covid-19



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

OMBUDSMAN'S OFFICE - CIC COMPLIANCE/AUDIT SECTION

REPORTING PERIOD JULY 1, 2019 - JUNE 30, 2020

FISCAL YEAR 2020

Statement of Fact

Cases	South	North
Cases Opened YTD	106	22
Total # of Active Cases	13	3
Total # of Cases Closed YTD	138	21

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

Aging Report - Closed	South	North
90 days or less	94	16
3 to 6 months	16	2
6 to 9 months	7	1
9 months to 1 year	4	0
1 to 2 years	17	2
2 to 3 years	0	0
3 to 4 years	0	0
Total	138	21



DEMOGRAPHICS

Active Cases South	
Henderson	3
Las Vegas	9
North Las Vegas	1
Total	13

Active Cases North	
Fallon	1
Reno	2
Total	3

Closed Cases South	
Henderson	20
Las Vegas	108
Laughlin	2
North Las Vegas	6
Pahrump	2
Total	138

Closed Cases North	
Crystal Bay	1
Fallon	1
Incline Village	2
Reno	12
Sparks	5
Total	21

Outcome of Closed Cases	South	North
ADMINISTRATIVE FINE ACCESSED	1	0
CLOSED ADMIN. SANCTION	3	2
CLOSED AT CLAIMANT'S REQUEST	6	0
CLOSED DUPLICATE CASE	8	2
DIVISION RESOLVED ALLEGATIONS	3	1
DIVISION TERMINATED INVESTIGATION	36	4
FORWARDED TO DISCIPLINE (LAO) FOR HEARING	11	1
HOA COMPL - RESOLVED PRIOR TO COMPL. OF INVEST.	0	1
LETTER OF INSTRUCTION	11	2
NO ALLEGATIONS FOUND	1	0
NO JURISDICTION LETTER	9	3
NO VIOLATION	20	2
SUBMITTED FOR HEARING CICCH	2	0
UNSUBSTANTIATED ALLEGATIONS	16	2
RECOMMENDATION FOR HEARING - CIC	1	0
RESOLVED PRIOR TO COMPLETE INVEST.	10	1
Total	138	21

Statement of Fact Issues

Southern Cases

NRS/NAC ISSUES	ALLEGED	FOUND
NAC 116A.325 - MANAGEMENT AGREEMENT; EVIDENCE OF INSURANCE	0	1
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	0	4
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	1	0
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	0	1
NRS 116.3107 - CIC / UPKEEP	0	1
NRS 116.31073 - MAINTENANCE, REPAIR, RESTORATION AND REPLACEMENT OF SECURITY WALLS	1	0
NRS 116.3108 - UNITS' OWNERS / MEETINGS	0	1
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	0	1
NRS 116.31085 - UNITS' OWNERS / RIGHT TO SPEAK AT CERTAIN MEETINGS	1	0
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE	0	1
NRS 116.31087 - UNITS' OWNERS / RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	1	1
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	0	1
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	1	0
NRS 116.31152 - STUDY OF RESERVE	1	1
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	2	9
NRS 116.31158 - HOA / REGISTRATION W/ OMB	0	1
NRS 116.31166 - FORECLOSURE OF LIENS / EFFECTS OF RECITALS IN DEED	0	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	2	7
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RESALE OF UNIT	0	1
NRS 116.31187 - PROHIBITION / CERTAIN PERSONNEL ACCEPTING COMPENSATION FROM HOA	1	0
NRS 116.4109 - RESALE OF UNITS	0	1
NRS 116A.400 - PROHIBITED FROM ACTING AS CM WITHOUT CERTIFICATE	0	4
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE; CHANGES; TERMINATION	2	4
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	8	28
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	3	4

Northern Cases

NRS/NAC ISSUES	ALLEDGED	FOUND
NAC 116.435 - RESERVE STUDY: DISSEMINATION OF SUMMARY OF RESULTS	1	0
NAC 116.480 - RESTRICTION ON AND STATEMENTS BY MEMBERS OF THE EXECUTIVE BOARDS AND OFFICERS OF ASSOCIATION	0	1
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	0	2
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	0	3
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	1	3
NRS 116A.400 - PROHIBITED FROM ACTING AS CM WITHOUT CERTIFICATE	1	0

INTERVENTION AFFIDAVIT

Cases	South	North
Cases Opened YTD	92	38
Total # of Active Cases	28	10
Total # of Cases Closed YTD	126	33

Aging Report - Active	South	North
90 days or less	14	8
3 to 6 months	8	2
6 to 9 months	0	0
9 months to 1 year	4	0
1 to 2 years	2	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	28	10

Aging Report - Closed	South	North
90 days or less	62	29
3 to 6 months	21	2
6 to 9 months	15	1
9 months to 1 year	7	0
1 to 2 years	21	1
2 to 3 years	0	0
3 to 4 years	0	0
Total	126	33



DEMOGRAPHICS

Active Cases South	
Boulder City	1
Henderson	3
Las Vegas	21
Logandale	1
Pahrump	2
Total	28

Active Cases North	
Carson City	2
Incline Village	1
Reno	2
Sparks	2
Stateline	1
Winnemucca	1
Zephyr Cove	1
Total	10

Closed Cases South	
Henderson	7
Las Vegas	107
Laughlin	3
Mesquite	2
North Las Vegas	5
Pahrump	2
Total	126

Closed Cases North	
Carson City	1
Crystal Bay	1
Elko	1
Gardenerville	2
Incline Village	4
Reno	19
Sparks	2
Spring Creek	1
Virginia City	1
Zephyr Cove	1
Total	33

Outcome of Closed Cases	South	North
CDL ISSUED	1	0
CLOSED AT CLAIMANT'S REQUEST	7	1
COMPLIANCE DEMAND LETTER	3	0
CONSOLIDATE W/CICC CASES	6	2
DIVISION RESOLVED ALLEGATIONS	19	6
DIVISION TERMINATED INVESTIGATION	2	0
DUPLICATE CASE	2	1
GOVERNING DOCS ISSUES	1	0

INSUFFICIENT EVIDENCE	3	1
LETTER OF INSTRUCTION	34	11
NO VIOLATION	18	4
RECOMMENDATION FOR HEARING - CIC	9	1
RESOLVED PRIOR TO COMPL. OF INVEST.	6	1
UNSUBSTANTIATED ALLEGATIONS	15	5
Total	126	33

Intervention II Affidavit Issues

Southern Cases

NRS/NAC ISSUES	ALLEGED	FOUND
HOA GOV DOCS - BYLAWS	1	0
HOA GOV DOCS - NON-COMPLIANCE OF GOV DOCS	1	0
HOA GOV DOCS - OTHER GOV DOCS ISSUES NOT LISTED	1	0
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	5	14
NAC 116.415 - CONTENT OF BUDGET TO MAINTAIN RESERVE	1	1
NAC 116.425 - RESERVE STUDY; CONTENT	1	0
NAC 116.435 - RESERVE STUDY: DISSEMINATION OF SUMMARY OF RESULTS	1	0
NAC 116.451 - PREPARATION, CONTENTS AND DISTRIBUTION OF INTERIM FINANCIAL STATEMENT	1	1
NAC 116.457 - PREPARATION, CONTENTS AND AVAILABILITY OF AUDITED FINANCIAL STATEMENTS; QUALIFICATIONS OF AUDITORS	2	0
NAC 116.470 - FEES AND COSTS FOR COLLECTION	1	0
NAC 116A.325 - MANAGEMENT AGREEMENT; EVIDENCE OF INSURANCE	1	0
NAC 116A.345 - PROHIBITED ACTS	1	0
NRS 116.1113 - OBLIGATION OF GOOD FAITH	1	0
NRS 116.12065 - NOTICE OF CHANGES TO GOVERNING DOCUMENTS	1	0
NRS 116.2117 - AMENDMENT OF DECLARATION	1	0
NRS 116.3101 - HOA / ORGANIZATION	1	1
NRS 116.3102 - HOA / POWERS	1	1
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	10	21
NRS 116.310305 - EXECUTIVE BOARD / IMPOSE PENALTIES	0	1
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	4	3
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT./SECURITY INTEREST	1	0
NRS 116.310313 - COLLECTION OF PAST DUE OBLIGATIONS	1	0
NRS 116.31032 - DECLARANT / CONTROL PERIOD	1	1
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	5	15

NRS 116.31037 - INDEMNIFICATION & DEFENSE OF EX BOARD MEMBER	0	1
NRS 116.31038 - DECLARANT / DELIVERLY TO HOA OF PROPERTY HELD	0	1
NRS 116.3106 - BYLAWS	0	1
NRS 116.31065 - RULES	0	1
NRS 116.31068 - NOTICE TO UNIT OWNERS	1	1
NRS 116.3107 - CIC / UPKEEP	1	3
NRS 116.31073 - MAINTENANCE, REPAIR, RESTORATION AND REPLACEMENT OF SECURITY WALLS	1	0
NRS 116.3108 - UNITS' OWNERS / MEETINGS	0	5
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	1	5
NRS 116.31084 - VOTING BY MEMBER OF EXECUTIVE BOARD; DISCLOSURES; ABSTENTION FROM VOTING ON CERTAIN MATTERS	1	2
NRS 116.31085 - UNITS' OWNERS / RIGHT TO SPEAK AT CERTAIN MEETINGS	1	2
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE BOARD	1	2
NRS 116.31087 - UNITS' OWNERS / RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	2	1
NRS 116.31088 - MEETINGS REGARDING CIVIL ACTION; RIGHTS TO REQUEST DISMISSAL OF CIVIL ACTION	0	2
NRS 116.3112 - DECLARANT / CONVEYANCE OR ENCUMBRANCE TO HOA OF COMMON ELEMENTS	1	0
NRS 116.3113 - INSURANCE / GENERAL REQUIREMENTS	1	0
NRS 116.31133 - INSURANCE / POLICIES	1	2
NRS 116.31135 - INSURANCE / REPAIR OR REPLACEMENT OF DAMAGED OR DESTROYED PORTION OF COMMON ELEMENTS	2	2
NRS 116.3114 - SURPLUS FUNDS	1	0
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	4	2
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	7	5
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	4	4
NRS 116.31152 - STUDY OF RESERVE	7	2
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	4	9
NRS 116.31155 - HOA / FEES IMPOSED FOR ADMINISTRATIVE FEES & PENALTIES	1	0
NRS 116.31158 - HOA / REGISTRATION W/ OMB	3	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	2	6
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RESALE OF UNITS	1	2
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	1	0
NRS 116.31184 - THREATS & HARRASSMENT	2	0
NRS 116.31185 - PROHIBITION / CERTAIN PERSONNEL SOLICITING OR ACCEPTING COMPENSATION	1	0
NRS 116.31187 - PROHIBITION / CERTAIN PERSONNEL ACCEPTING COMPENSATION FROM HOA	1	2
NRS 116.345 - ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACTION	1	0
NRS 116.4109 - RESALE OF UNITS	1	0
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	2	1
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	3	0
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	0	1

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NRS/NAC ISSUES	ALLEDGED	FOUND
NAC 116.385 - EXECUTIVE BOARD: SUBMISSION TO DIVISION OF CONTACT INFORMATION FOR MEMBERS	0	1
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	1	2
NAC 116.415 - CONTENT OF BUDGET TO MAINTAIN RESERVE	1	0
NAC 116.451 - PREPARATION, CONTENTS AND DISTRIBUTION OF INTERIM FINANCIAL STATEMENT	0	1
NAC 116A.325 - MANAGEMENT AGREEMENT; EVIDENCE OF INSURANCE	1	0
NAC 116A.345 - PROHIBITED ACTS	2	0
NRS 116.1112 - UNCONSCIONABLE AGREEMENT OR TERM OF CONTRACT	1	0
NRS 116.2111 - ALTERATION OF UNITS; ACCESS TO UNITS	1	0
NRS 116.3101 - HOA / ORGANIZATION	1	0
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	3	1
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	2	0
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	2	3
NRS 116.31038 - DECLARANT / DELIVERLY TO HOA OF PROPERTY HELD	1	0
NRS 116.3108 - UNITS' OWNERS / MEETINGS	0	1
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	1	0
NRS 116.31084 - VOTING BY MEMBER OF EXECUTIVE BOARD; DISCLOSURES; ABSTENTION FROM VOTING ON CERTAIN MATTERS	1	0
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE BOARD	0	1
NRS 116.31135 - INSURANCE / REPAIR OR REPLACEMENT OF DAMAGED OR DESTROYED PORTION OF COMMON ELEMENTS	1	0
NRS 116.311395 - FUNDS DEPOSITED IN FDIC INSURED INSTITUTION	1	0
NRS 116.3114 - SURPLUS FUNDS	0	1
NRS 116.31142 - PREPARATION & PRESENTATION OF FINANCIAL STATEMENTS	1	0
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	2	2
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	1	1
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	1	2
NRS 116.31152 - STUDY OF RESERVE	0	1
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	1	3
NRS 116.31158 - HOA / REGISTRATION W/ OMB	1	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	1
NRS 116.31162 - FORECLOSURE OF LIENS / NOTICE OF DELINQUENT ASSESSMENT MAILING	1	0
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	1	0
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	0	1
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	0	1