



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

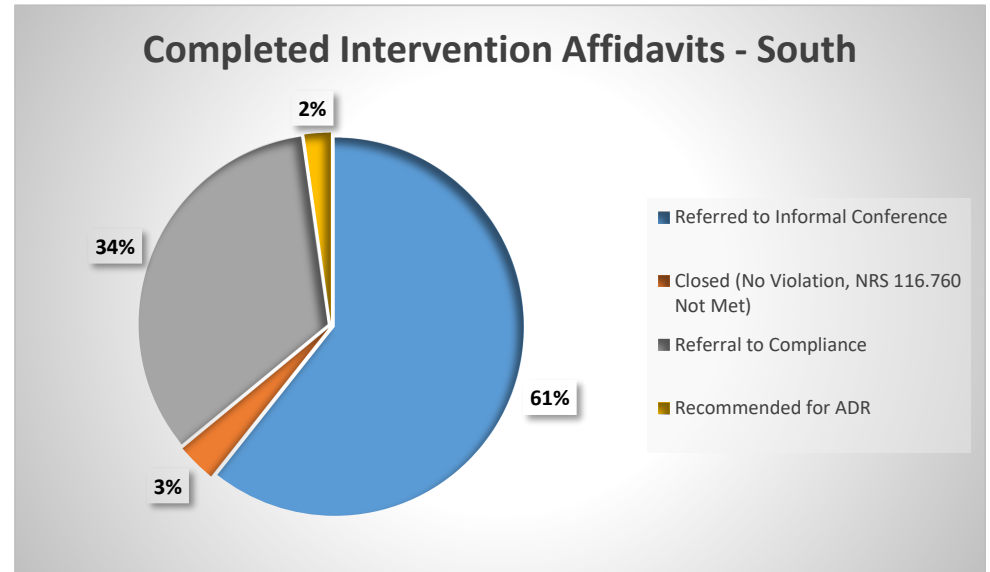
OMBUDSMAN'S OFFICE

REPORTING PERIOD JULY 1, 2019 - JANUARY 31, 2020

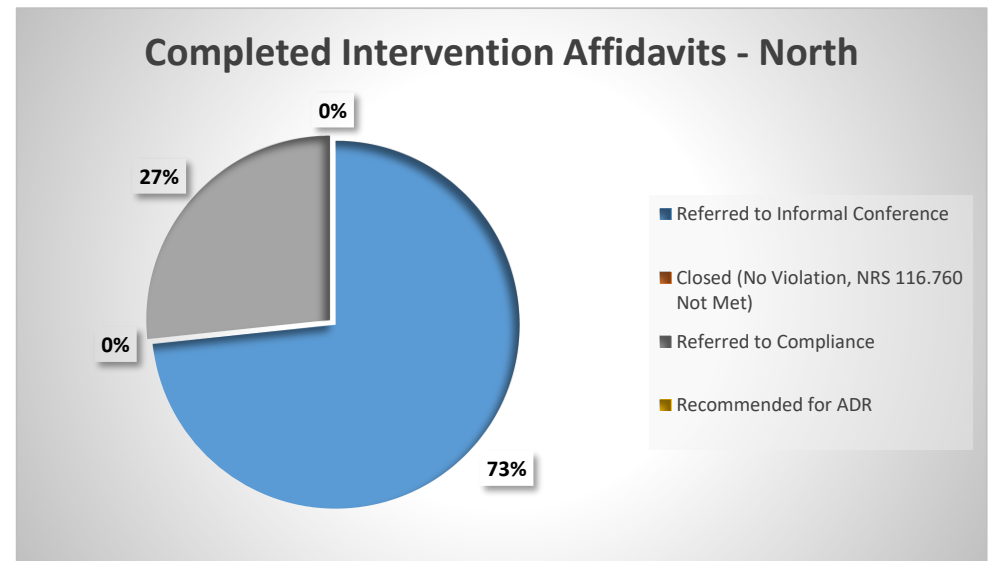
FISCAL YEAR 2020

Intervention Affidavit Report

AFFIDAVITS - SOUTH		YTD Total
Affidavits Received		88
Referred to Informal Conference		54
Closed (No Violation, NRS 116.760 Not Met)		3
Referral to Compliance		30
Recommended for ADR		2

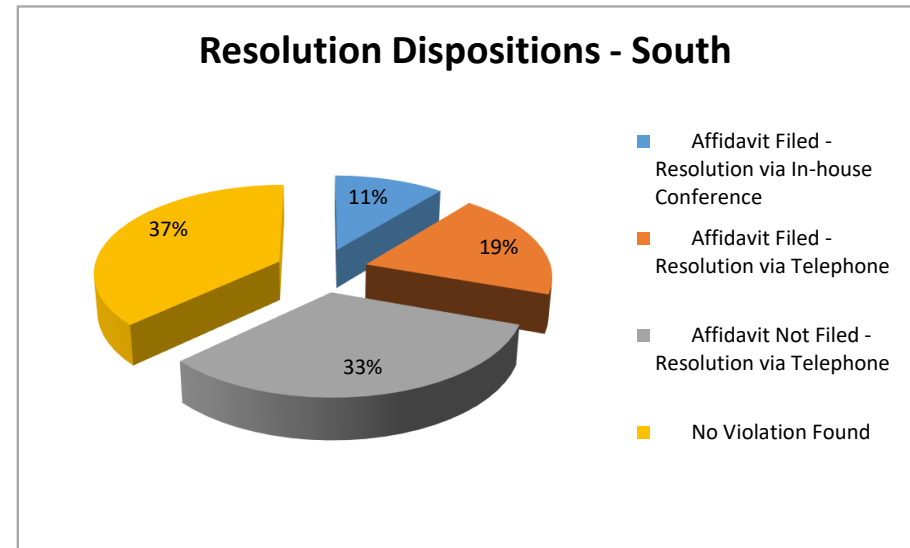


AFFIDAVITS - NORTH		YTD Total
Affidavits Received		15
Referred to Informal Conference		11
Closed (No Violation, NRS 116.760 Not Met)		0
Referred to Compliance		4
Recommended for ADR		0

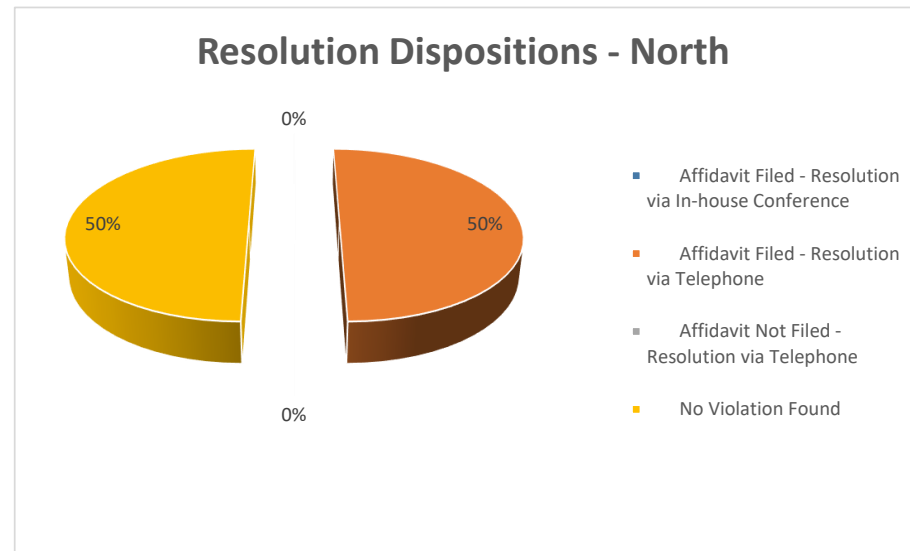


Mediation Report

DISPOSITION OF COMPLAINTS - SOUTH	
Affidavit Filed - Resolution	29
Affidavit Filed - Resolution via In-house Conference	5
Affidavit Filed - Resolution via Telephone	9
Affidavit Not Filed - Resolution via Telephone	15
No Violation Found	17
Affidavit Filed - No Resolution	14
Issue Not Resolved - No Further Action Warranted	3
Provided ADR Information to the Parties	11
Recommended Referral to Compliance	0



DISPOSITION OF COMPLAINTS - NORTH	
Affidavit Filed - Resolution	1
Affidavit Filed - Resolution via In-house Conference	0
Affidavit Filed - Resolution via Telephone	1
Affidavit Not Filed - Resolution via Telephone	0
No Violation Found	1
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.***

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

ALLEGED ISSUES	
HOA GOV DOCS - ARC	2
HOA GOV DOCS - BYLAWS	3
HOA GOV DOCS - DAMAGE TO COMMON ELEMENT	1
HOA GOV DOCS - DAMAGE TO OWNERS UNIT	5
HOA GOV DOCS - MAINTENANCE OF COMMON ELEMENT	7
HOA GOV DOCS - NON COMPLIANCE OF GOV DOCS	3
HOA GOV DOCS - RULES & REGULATIONS	4
NAC 116.405 - MEMBERS OF EXEC. BOARD/ PROHIBITED ACTION	9
NRS 116.2111 - ALTERATION OF UNITS	1
NRS 116.2117 - AMENDMENT OF DECLARATION	1
NRS 116.3101 - HOA / ORGANIZATION	1
NRS 116.3102 - HOA/POWERS	2
NRS 116.3103 - POWER OF EXECUTIVE BOARD; FIDUCIARY DUTY	14
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	3
NRS 116.310313 - COLLECTION OF PAST DUE OBLIGATIONS	1
NRS 116.31034 - EXECUTIVE BOARD/ ELECTION & ELIGIBILITY	4
NRS 116.31035 - PUBLICATIONS REQUIREMENT; LIMIT.	1
NRS 116.31036 - EXECUTIVE BOARD/ MEMBER REMOVAL	1
NRS 116.31065 - RULES	4
NRS 116.3107 - CIC MAINTENANCE/UPKEEP	11
NRS 116.3108 - UNITS' OWNERS/MEETINGS	2
NRS 116.31083 - EXECUTIVE BOARD/MEETINGS	8
NRS 116.31085 - UNITS' OWNERS/RIGHT TO SPEAK AT MEETINGS	3
NRS 116.31087 - UNITS' OWNERS/RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	3
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	1
NRS 116.31175 - HOA BOOKS, RECORDS	4
NRS 116.31183 - RETALIATORY ACTION	3
NRS 116.31184 - THREATS & HARASSMENT	3
NRS 116.31189 - BRIBERY OF COMMUNITY MANAGER	1
NRS 116.345 - ASSOCIATION PROHIBITED FROM CERTAIN ACTION	1
NRS 116.4109 - RESALE OF UNITS	1

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
NAC 116.405 - MEMBERS OF EXEC. BOARD/ PROHIBITED ACTION	2
NRS 116.3103 - POWER OF EXECUTIVE BOARD; FIDUCIARY DUTY	3
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	2
NRS 116.31034 - EXECUTIVE BOARD/ ELECTION & ELIGIBILITY	1
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	3
NRS 116.31085 - UNITS' OWNERS/RIGHT TO SPEAK AT MEETINGS	1
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

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

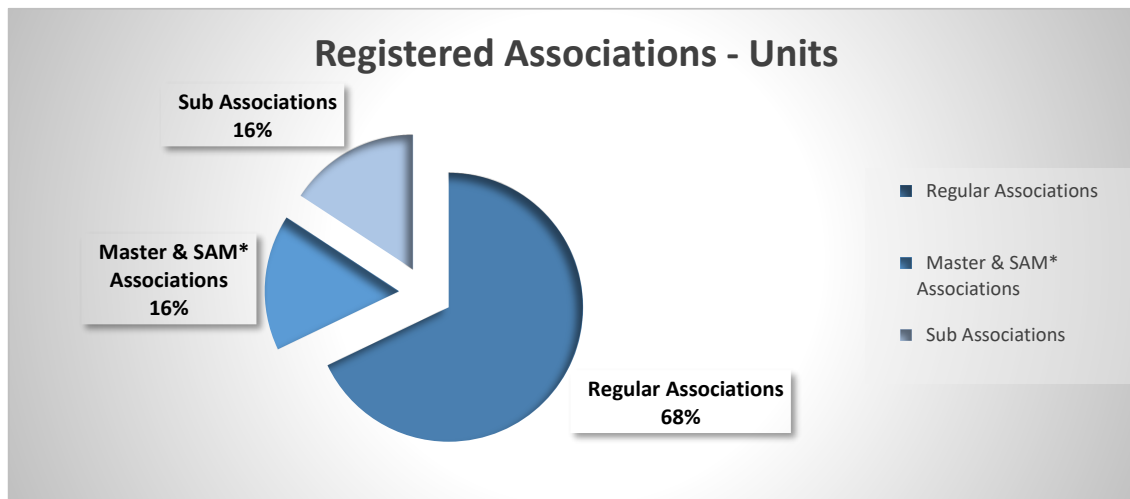
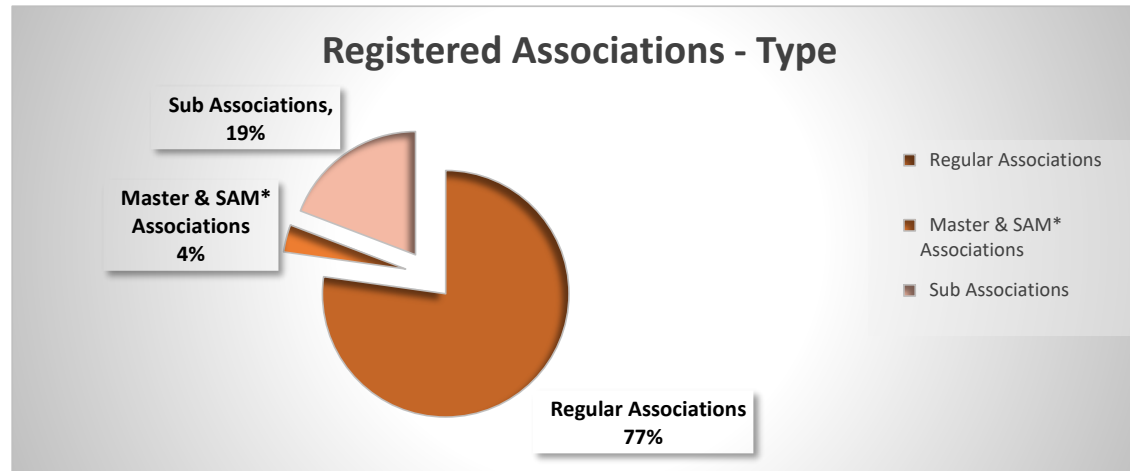
ALLEGED ISSUES	
HOA GOV DOCS - BYLAWS	1
HOA GOV DOCS - DAMAGE TO OWNERS UNIT	1
HOA GOV DOCS - MAINTENANCE OF COMMON ELEMENTS	1
HOA GOV DOCS - NON-ENFORCEMENT OF RULES & REGULATIONS	2
NRS 116.2111 - ALTERATION OF UNITS	1
NRS 116.3103 - POWER OF EXECUTIVE BOARD; FIDUCIARY DUTY	1
NRS 116.3107 - CIC MAINTENANCE/UPKEEP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

FOUND ISSUES	
HOA GOV DOCS - NON-COMPLIANCE OF GOV. DOCS	1
NRS 116.3107 - CIC MAINTENANCE/UPKEEP	1

Homeowner Association Registration

HOA Types	Number of Associations	Number of Units
Regular Associations	2,623	384,971
Master & SAM* Associations	122	92,681
Sub Associations	<u>652</u>	<u>89,426</u>
Total	<u>3,397</u>	<u>567,078</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	4		448	18	2		1	2		198	673
CONDO/HOTEL			9							1	10
COOP			5						1	2	8
PLANNED COMMUNITY - CONDO/TH			7							1	8
PLANNED COMMUNITY - DUPLEX	2		22	3						5	32
PLANNED COMMUNITY - M/H		1	12		1			3	1		18
PLANNED COMMUNITY - SFD	22	1	1,953	27	7	1	9	5	2	240	2,267
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			22	3	1					2	28
PLANNED COMMUNITY - SFD/TH/MH			1								1
PLANNED COMMUNITY - TWNHSE		7	242	15	2	-				51	317
MASTER - NO UNITS										1	1
TOTAL	28	9	2,746	69	13	1	10	10	4	507	3,397

KEY

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

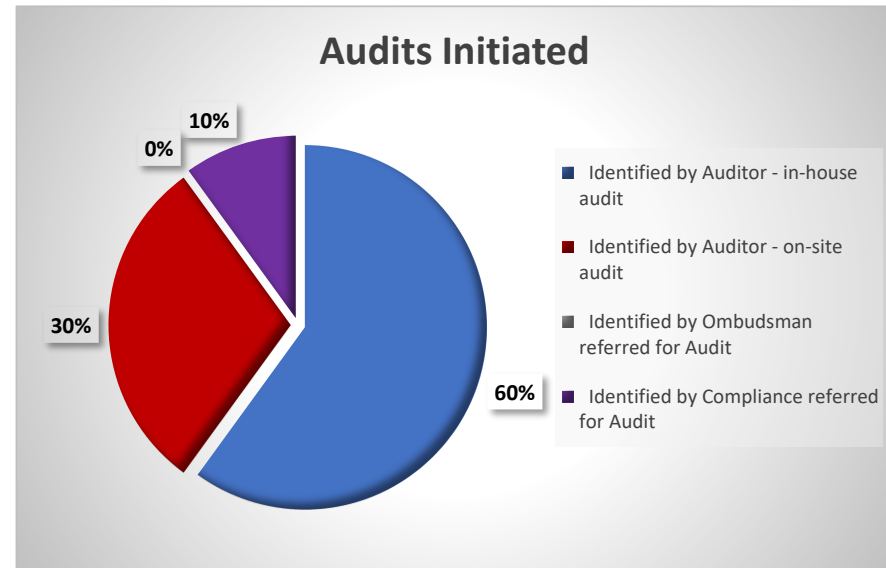
Auditor Report

Carryover from FY 19	<u>5</u>
<u>Audits Conducted</u>	
Identified by Auditor - in-house audit	6
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>15</u>

* Includes carryover audits included from previous year

<u>Disposition of Audits</u>	
Completed audits - compliance gained by Auditor	2
Completed audits referred to Compliance	8
Total Audits Completed*	<u>10</u>

<u>Special Projects</u>	
Financial Review - Association	0
Special Projects - Other	6
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	154

Responses Received	
Responses Received	110
Number of Filings(CLM & RSP)	264
Filing Fees Received	\$13,000.00

Mediation Requests	
Requests for Mediation	220
Bank/Mortgage Holder	2
Non-Bank/Mortgage Holder	218

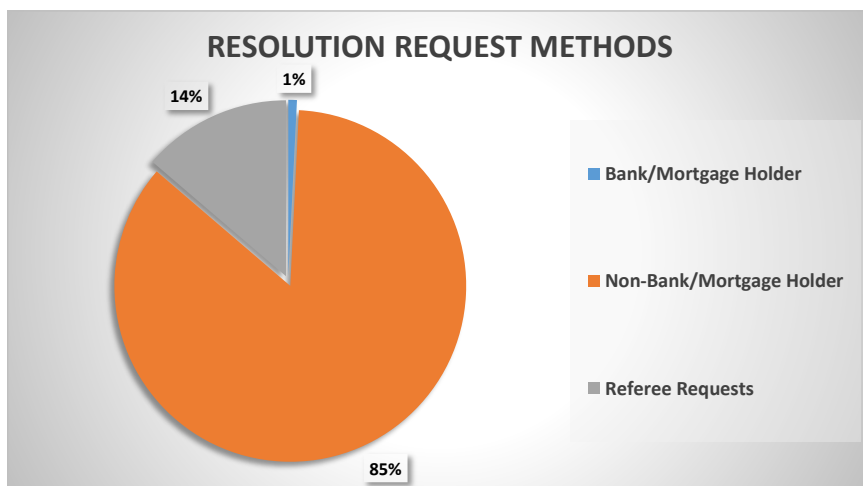
Referee Requests	
Referee Requests	35

Assigned Claims	
Mediation Assignments	105
Referee Assignments	2
FY18 Assigned Claims / Pending Mediation	52

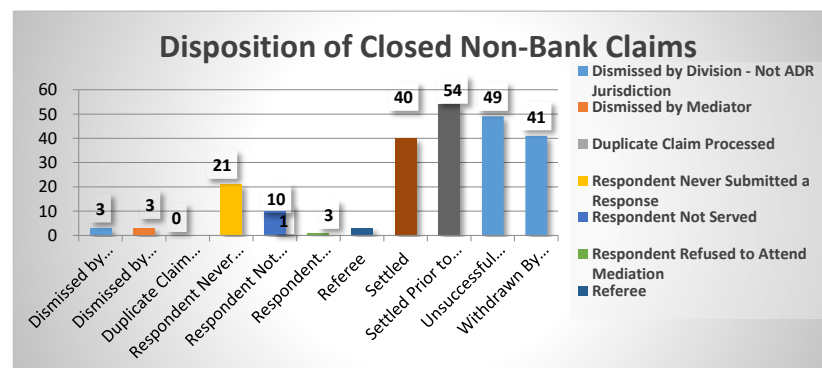
Closed Claims	
Disposition of Closed Claims	225
Dismissed by Division - Not ADR Jurisdiction	3
Dismissed by Mediator	3
Duplicate Claim Processed	0
Respondent Never Submitted a Response	21
Respondent Not Served	10
Respondent Refused to Attend Mediation	1
Referee	3
Settled	40
Settled Prior to Mediation	54
Unsuccessful Mediations	49
Withdrawn By Claimant	41

Bank Closed Claims	
Bank Claims Closed	33
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	0
Settled Prior to Mediation	13
Unsuccessful Mediation	3
Withdrawn By Claimant	12

Subsidy	
Applications Received	143
Invoices Approved for Payment	74
Invoices Paid	\$30,667.83



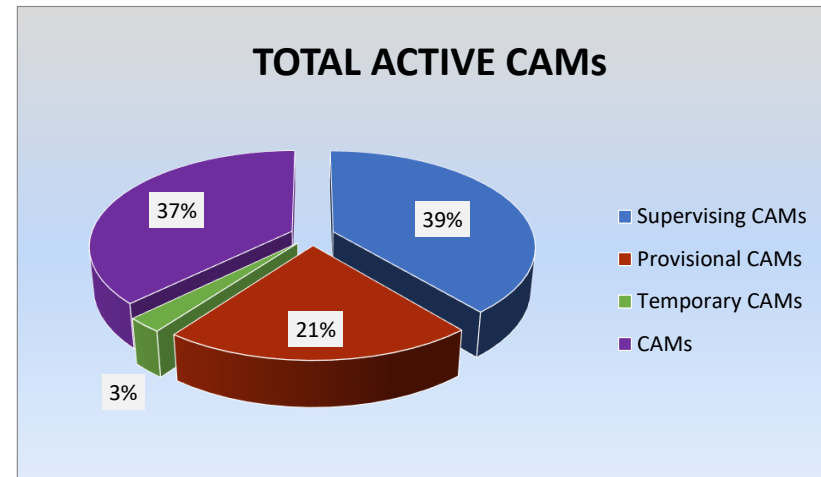
* Amount reflected due to internal decision.



Education and Training Report

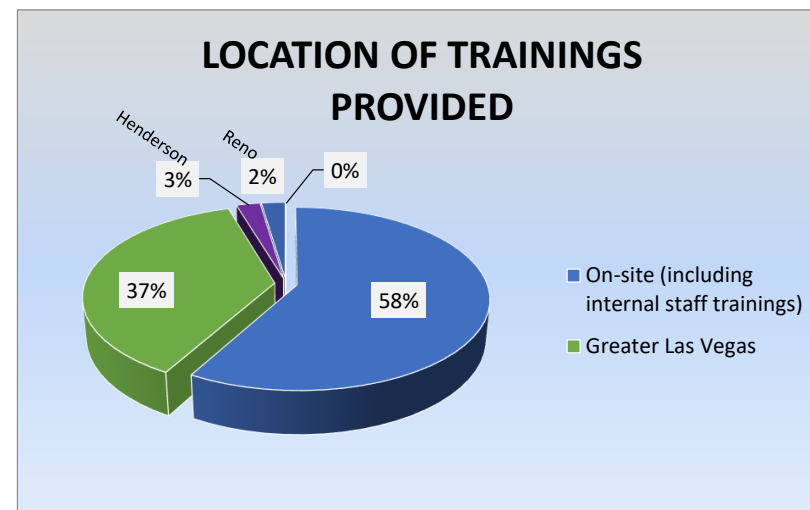
EDUCATION OFFICER

TOTAL ACTIVE CAMs	758
Supervising CAMs	295
Provisional CAMs	161
Temporary CAMs	19
CAMs	283
TOTAL ACTIVE CE COURSES	128
Approved for General Credit	104
Approved for Law Credit	24
Newly Approved Courses	21
Renewed Courses	53
Course Offerings*	143
Audits Conducted by Division	5
Educational Materials Created/Published on Website**	21
Website Views (CIC pages)	7048



TRAINING OFFICER

Training Topics Available	23
TRAININGS PROVIDED	43
On-site (including internal staff trainings)	25
Off-site (to associations upon request)	18
Greater Las Vegas	16
Henderson	1
Boulder City	1
Northern Nevada	0
Increase from FY 19	34%
ATTENDEES	725
Increase from FY 19	11%



*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.



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

OMBUDSMAN'S OFFICE - CIC COMPLIANCE/AUDIT SECTION

REPORTING PERIOD JULY 1, 2019 - JANUARY 31, 2020

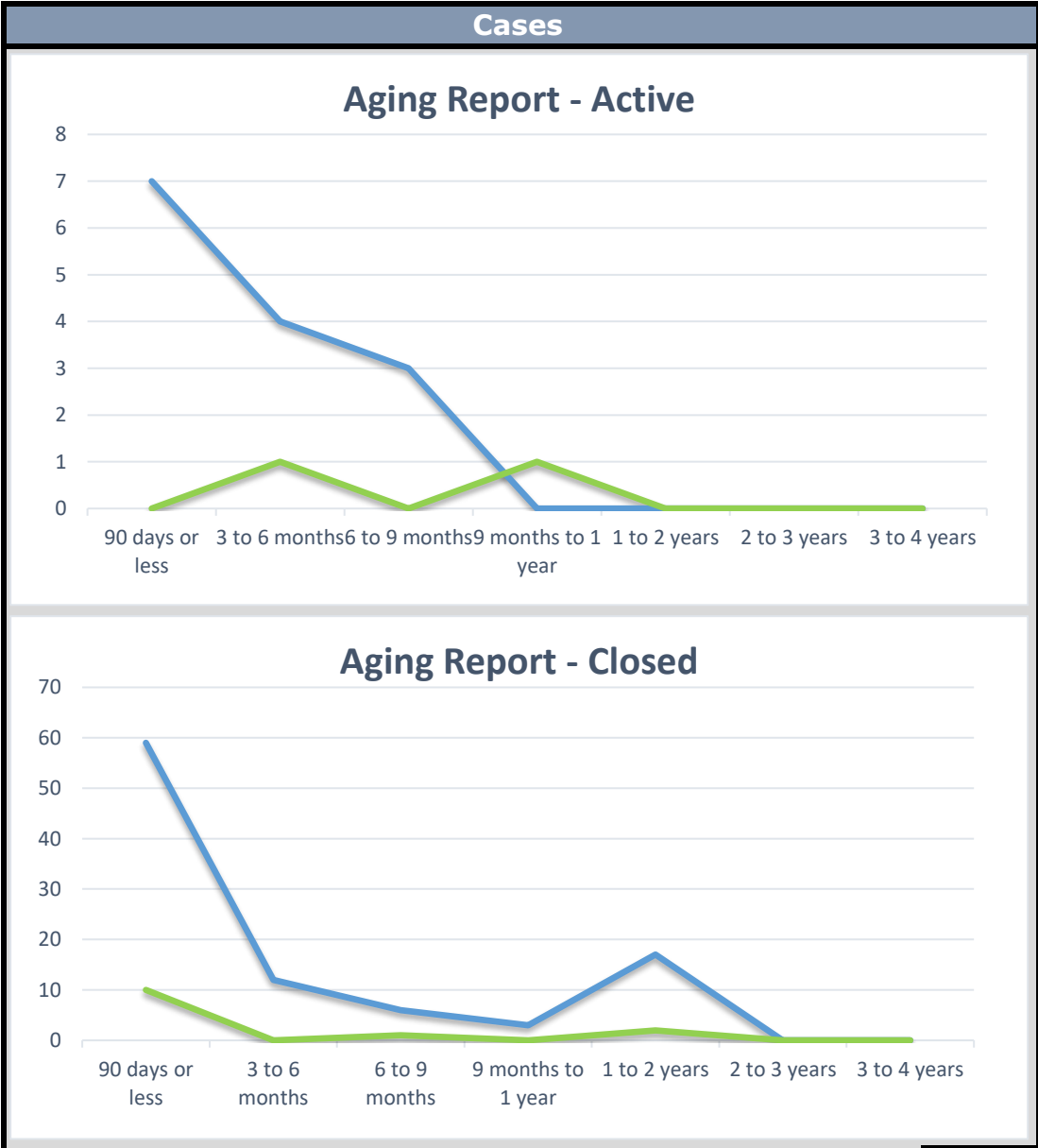
FISCAL YEAR 2020

Statement of Fact

Cases	South	North
Cases Opened YTD	66	11
Total # of Active Cases	14	2
Total # of Cases Closed YTD	97	13

Aging Report - Active	South	North
90 days or less	7	0
3 to 6 months	4	1
6 to 9 months	3	0
9 months to 1 year	0	1
1 to 2 years	0	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	14	2

Aging Report - Closed	South	North
90 days or less	59	10
3 to 6 months	12	0
6 to 9 months	6	1
9 months to 1 year	3	0
1 to 2 years	17	2
2 to 3 years	0	0
3 to 4 years	0	0
Total	97	13



DEMOGRAPHICS

Active Cases South	
Boulder City	0
Henderson	3
Las Vegas	8
Laughlin	2
North Las Vegas	1
Total	14

Active Cases North	
Carson City	0
Incline Village	1
Reno	1
Sparks	0
Virginia City	0
Zephyr Cove	0
Total	2

Closed Cases South	
Boulder City	0
Henderson	13
Las Vegas	80
Laughlin	0
North Las Vegas	4
Pahrump	0
Total	97

Closed Cases North	
Carson City	0
Incline Village	1
Reno	10
Silver Springs	0
Sparks	2
Zephyr Cove	0
Total	13

Outcome of Closed Cases	South	North
CLOSED ADMIN. SANCTION	2	2
CLOSED AT CLAIMANT'S REQUEST	4	0
CLOSED DUPLICATE CASE	7	2
CLOSED UNSUBSTANTIATED ALLEGATIONS	0	0
DIVISION RESOLVED ALLEGATIONS	1	1
DIVISION TERMINATED INVESTIGATION	31	2
FORWARDED TO DISCIPLINE (LAO) FOR HEARING	10	0
HOA COMPL - RESOLVED PRIOR TO COMPL. OF INVEST.	0	1
INSUFFICIENT EVIDENCE	0	0
LETTER OF INSTRUCTION	13	1
NO JURISDICTION LETTER	4	2
NO VIOLATION	8	1
PENDING HOA COMPL PREP OF CASE FILE FOR LEGAL	0	0
SUBMITTED FOR HEARING CICCH	2	0
UNSUBSTANTIATED LETTER	7	1
UNKNOWN	0	0
RESOLVED PRIOR TO COMPLETE INVEST.	8	0
Total	97	13

Statement of Fact Issues

Southern Cases

NRS/NAC ISSUES	ALLEDGED	FOUND
NAC 116A.325 - MANAGEMENT AGREEMENT; EVIDENCE OF INSURANCE	0	1
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	0	3
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	0	1
NRS 116.3107 - CIC / UPKEEP	0	1
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 BOARD	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 116.31152 - STUDY OF RESERVE	0	1
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	2	7
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	1	6
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RESALE OF UNITS	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	3
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	1	4
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	5	25
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	2	2

Northern Cases

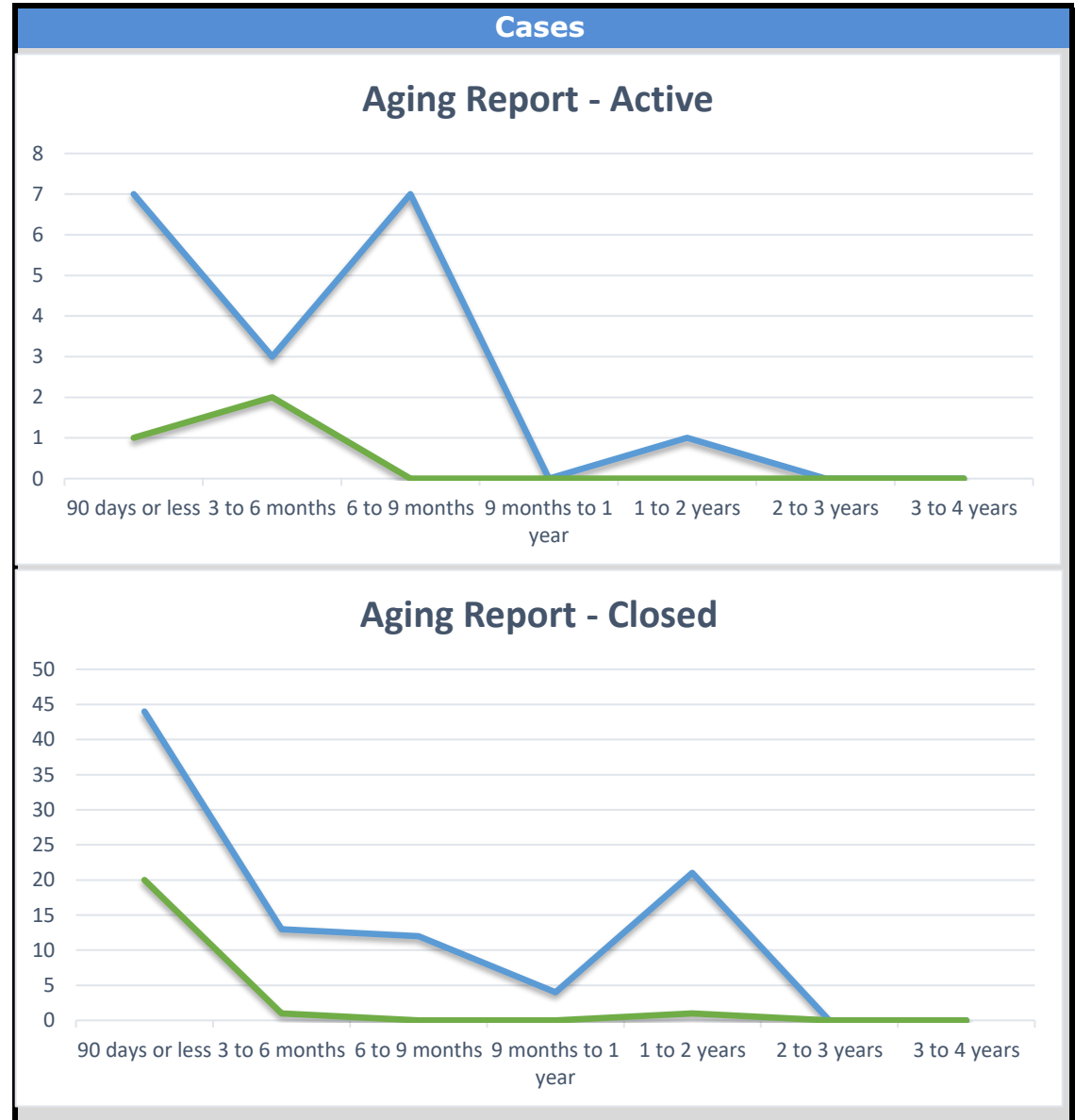
NRS/NAC ISSUES	ALLEDGED	FOUND
NAC 116.480 - RESTRICTION ON AND STATEMENTS BY MEMBERS OF THE EXECUTIVE BOARDS AND OFFICERS OF ASSOCIATION	0	1
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	0	1
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	1	2
NRS 116A.630 - STANDARDS OF PRACTICE FOR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

INTERVENTION AFFIDAVIT

Cases	South	North
Cases Opened YTD	52	19
Total # of Active Cases	18	3
Total # of Cases Closed YTD	94	22

Aging Report - Active	South	North
90 days or less	7	1
3 to 6 months	3	2
6 to 9 months	7	0
9 months to 1 year	0	0
1 to 2 years	1	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	18	3

Aging Report - Closed	South	North
90 days or less	44	20
3 to 6 months	13	1
6 to 9 months	12	0
9 months to 1 year	4	0
1 to 2 years	21	1
2 to 3 years	0	0
3 to 4 years	0	0
Total	94	22



DEMOGRAPHICS

Active Cases South	
Henderson	2
Las Vegas	14
Laughlin	1
Mesquite	0
North Las Vegas	1
Pahrump	0
Total	18

Active Cases North	
Gardenerville	1
Incline Village	0
Reno	2
Sparks	0
Virginia City	0
Zephyr Cove	0
Total	3

Closed Cases South	
Boulder City	0
Henderson	5
Las Vegas	81
Laughlin	2
Mesquite	2
Mt. Charleston	0
N. Las Vegas	3
Pahrump	1
Total	94

Closed Cases North	
Carson City	1
Gardenerville	1
Glenbrook	0
Incline Village	3
Reno	13
Sparks	1
Spring Creek	1
Virginia City	1
Zephyr Cove	1
Total	22

Outcome of Closed Cases	South	North
CLOSED AT CLAIMANT'S REQUEST	5	1
COMPLIANCE DEMAND LETTER	1	0
CONSOLIDATE W/CICC CASES	4	1
DIVISION RESOLVED ALLEGATIONS	13	3
DIVISION TERMINATED INVESTIGATION	2	0
DUPLICATE CASE	2	3
GOVERNING DOCS ISSUES	1	0
INSUFFICIENT EVIDENCE	1	0
LETTER OF INSTRUCTION	30	6
NO VIOLATION	12	3
RECOMMENDATION FOR HEARING - CIC	7	0
RESOLVED PRIOR TO COMPL. OF INVEST.	3	1
UNSUBSTANTIATED ALLEGATIONS	12	4
XMPT - NOT UNDER NRS 116	1	0
Total	94	22

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
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	2	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 AUDITOR	2	0
NAC 116A.325 - MANAGEMENT AGREEMENT; EVIDENCE OF INSURANCE	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	0	1
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	9	18
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	2	3
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT./SECURITY INTEREST	1	0
NRS 116.31032 - DECLARANT / CONTROL PERIOD	1	1
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	5	11
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	0	1
NRS 116.3107 - CIC / UPKEEP	1	3
NRS 116.3108 - UNITS' OWNERS / MEETINGS	0	6
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	0	5
NRS 116.31084 - VOTING BY MEMBER OF EXECUTIVE BOARD; DISCLOSURES; ABSTENTION FROM VOTING ON CERTAIN MATTERS	0	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	0	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	0
NRS 116.31135 - INSURANCE / REPAIR OR REPLACEMENT OF DAMAGED OR DESTROYED PORTION OF COMMON ELEMENTS	1	0
NRS 116.3114 - SURPLUS FUNDS	1	0
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	2	2
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	3	3
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	4	3
NRS 116.31152 - STUDY OF RESERVE	3	2
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	2	9
NRS 116.31155 - HOA / FEES IMPOSED FOR ADMINISTRATIVE FEES & PENALTIES	1	0
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	2	5
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	1	0
NRS 116.31185 - PROHIBITION / CERTAIN PERSONNEL SOLICITING OR ACCEPTING COMPENSATION	1	0
NRS 116.31187 - PROHIBITION / CERTAIN PERSONNEL ACCEPTING COMPENSATION FROM HOA	1	1
NRS 116.345 - ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACTION	1	0
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	2	1
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	2	0
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	0	1

Northern Cases

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	0	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.345 - PROHIBITED ACTS	1	0
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	2	2
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	1	3
NRS 116.3108 - UNITS' OWNERS / MEETINGS	0	1
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE BOARD	0	1
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	1	1
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	1	1
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	0	2
NRS 116.31152 - STUDY OF RESERVE	0	2
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	0	1
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	1	0
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	1	0