

1 BEFORE THE COMMISSION FOR COMMON-INTEREST
2 COMMUNITIES AND CONDOMINIUM HOTELS
3 STATE OF NEVADA

4 Sharath Chandra, Administrator,
5 Real Estate Division, Department of
6 Business & Industry, State of Nevada,

7 Petitioner,

8 vs.

9 Sierra Ranchos Property Owners
10 Association,

11 Respondent.

Case No. 2018-1663

FILED

MAR 26 2024

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

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12 **ORDER**

13 This matter came on for hearing for a status check before the Commission for
14 Common-Interest Communities and Condominium Hotels, State of Nevada (the
15 “Commission”), during a regular agenda on March 5, 2024, in Las Vegas, Nevada and by
16 video conference. Loren Pierce, association board member, appeared via WebEx on behalf
17 of Respondent, Sierra Ranchos Property Owners Association (the “Association”). Phil W.
18 Su, Esq., Senior Deputy Attorney General with the Nevada Attorney General’s Office,
19 appeared on behalf of the Real Estate Division of the Department of Business and
20 Industry, State of Nevada (the “Division”).

21 In 2019, to resolve a disciplinary case, the Association stipulated to this
22 Commission ordering the Association to hire and maintain a community manager and
23 fund its reserves according to a funding plan. On May 31, 2022, this Commission found
24 that the Association was in default of the Commission’s order filed September 26, 2019.
25 The Commission ordered the Association to (1) Hire a community manager, (2) Have its
26 2020 reserve study updated with information pertaining to additional work the
27 Association must perform to adequately maintain the roads in the community, including
28 compliance with any pending citations from Washoe County; (3) Obtain no less than 2
bids from an engineer to define the work necessary to correct issues with road

1 maintenance and repair; (4) Notice the homeowners of a meeting to discuss increasing
2 assessments and/or imposing a special assessment in accordance with the updated
3 reserve study; and (5) To report back to the Commission.

4 At the September 2023 commission meeting, Attorney Su and the Association's
5 community association manager and attorney informed the Commission that the most
6 recent Nortech report was a soil analysis report that would not allow for contractors to
7 produce bids for road repairs. The Association has retained a new engineering firm to
8 conduct the study needed to generate the engineering report and has begun proactively
9 seeking contractors to bid on the project once the engineering report is completed.

10 At the present March 5, 2023, status check, Mr. Pierce informed the Commission
11 that seven (7) requests for bid were issued to contractors, and they are expecting some
12 responses. A March 7, 2024, on-site inspection by Washoe County for permitting has been
13 scheduled but may be delayed due to ongoing inclement weather conditions. Although the
14 requests for bid indicated that they should be submitted by March 19, due to the weather
15 delays Mr. Pierce expects contractor bids to be issued to the Board by June. Mr. Pierce
16 reported that the association has collected about half of the \$20,000 in special
17 assessments for the anticipated roadwork, and that some accounts are still showing in
18 deficit. He noted that no meeting has been scheduled for opening bids yet, but that the
19 next HOA board meeting would be held in May.

20 Based on the Association's representations, the Commission ordered the
21 Association and its representatives to:

- 22 1) Continue to comply with the terms of any previous Orders from this
23 Commission, to the extent that those terms have not yet been fulfilled;
- 24 2) Hold a special meeting and/or executive session to open contractor bids and
25 select a vendor in order to begin the road work by late spring/early summer
26 2024;

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1 3) Appear and report on its progress to comply with this Order at its next
2 scheduled Commission meeting on June 11, 2024.

3 IT IS SO ORDERED.

4 Dated: this 26th day of March, 2024.

5 Commission for Common-Interest Communities
6 and Condominium Hotels, Department of Business
& Industry, State of Nevada

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8 By: Stefano M. J. Carraro
Chairman

9 Submitted by:

10 AARON D. FORD
11 Attorney General

12 By: /s/ Phil W. Su
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