



**NEVADA REAL ESTATE DIVISION**

**COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS**

**OMBUDSMAN'S OFFICE**

**REPORTING PERIOD JULY 1, 2022 - JANUARY 31, 2023**

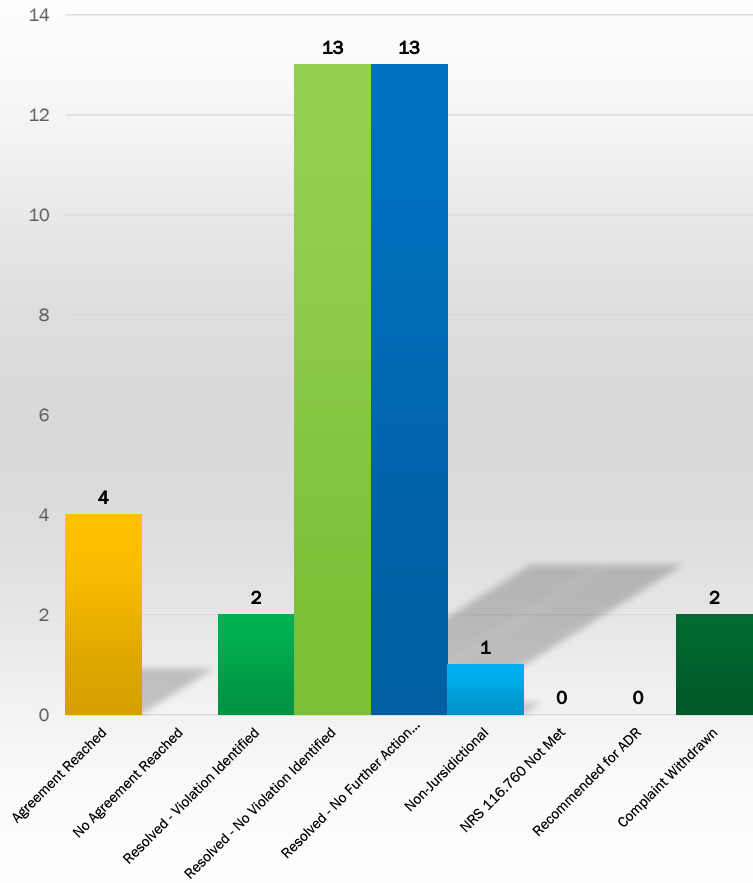
**FISCAL YEAR 23**

# Ombudsman Assistance Report

Complaints Received  
47

Complaints Resolved  
35

Complaint Resolution Results:

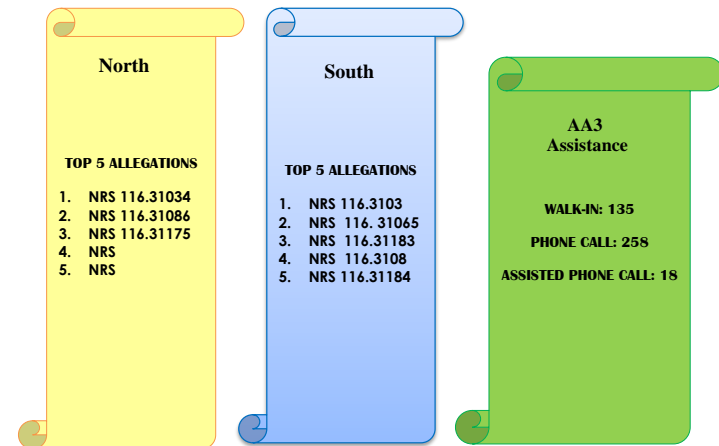


Number of Ombudsman Referral to Compliance - 28

Number of Resolution Specialist Recommendation for Consideration to Compliance - 12

Number of Resolution Conferences Held - 20

Report Date: 07/01/2022-1/31/2023

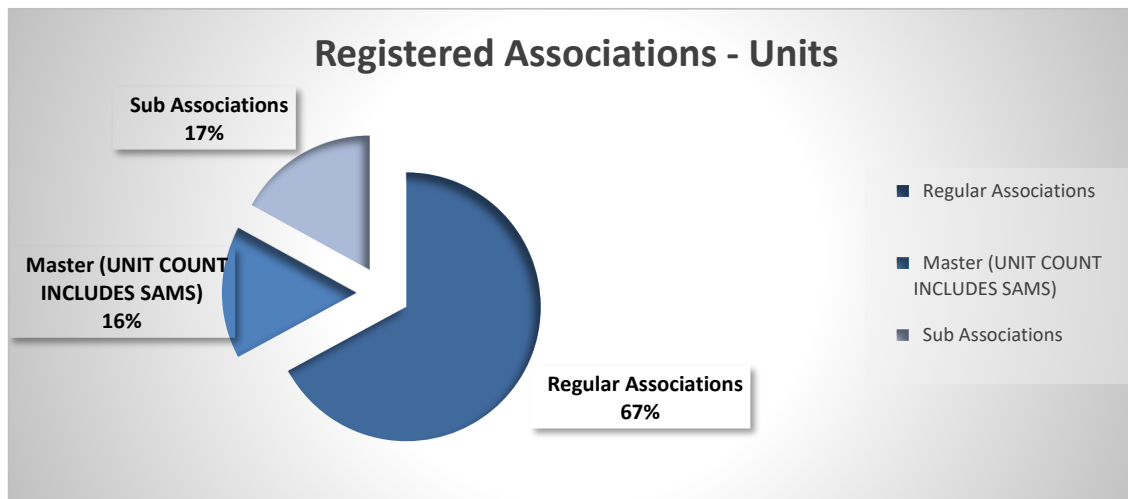
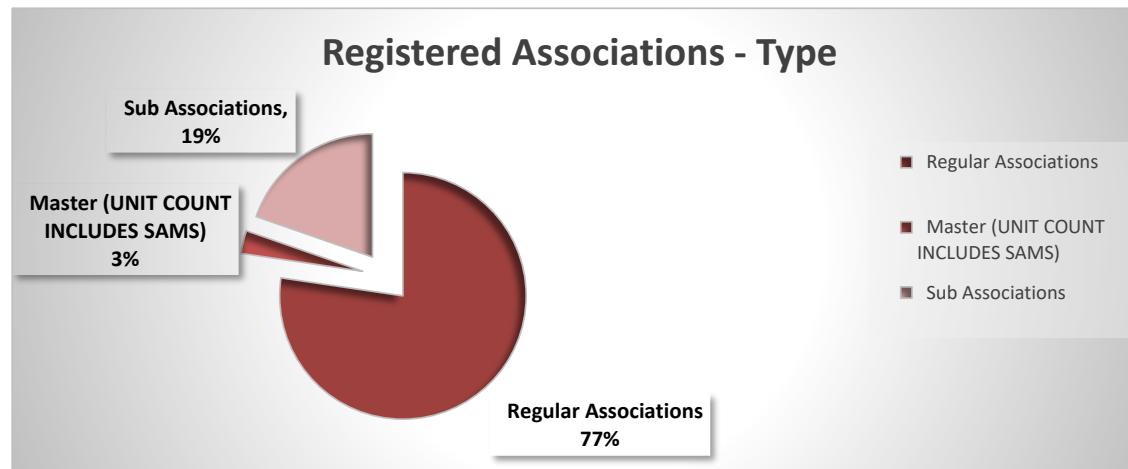


AC = 42 / INC = 6 / O = 5 / SRC = 325 = / 350 = 20

## Homeowner Association Registration

HOA Types	Number of Associations	Number of Units
Regular Associations	2,784	400,363
Master (UNIT COUNT INCLUDES SAMS)	108	94,891
Sub Associations	708	101,421
Hotel Associations	10	6,328
<b>Total</b>	<b><u>3,610</u></b>	<b><u>603,003</u></b>

\*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		436	24	3		-	2		203	673
CONDO/HOTEL			9							1	10
COOP			4						1	3	8
PLANNED COMMUNITY - CONDO/TH			7							1	8
PLANNED COMMUNITY - DUPLEX	3		24	1						6	34
PLANNED COMMUNITY - M/H			12		1			3		1	17
PLANNED COMMUNITY - SFD	25	1	2,111	35	6	-	10	7	2	261	2,458
PLANNED COMMUNITY - SFD/CONDO			14	1						4	19
PLANNED COMMUNITY - SFD/CONDO/TH			10							2	12
PLANNED COMMUNITY - SFD/MH			1	1						1	3
PLANNED COMMUNITY - SFD/TH			23	2	1					4	30
PLANNED COMMUNITY - SFD/TH/MH			1							-	1
PLANNED COMMUNITY - TWNHSE	11	-	253	15	3	-				55	337
<b>TOTAL</b>	<b>44</b>	<b>1</b>	<b>2,905</b>	<b>79</b>	<b>14</b>	<b>-</b>	<b>10</b>	<b>12</b>	<b>3</b>	<b>542</b>	<b>3,610</b>

### KEY

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

## Alternative Dispute Resolution Report

New Claims Initiated	
<b>Initial Claims Filed</b>	<b>88</b>
Southern Filings	66
Northern Filings	22

Responses Received	
<b>Responses Received</b>	<b>84</b>
Number of Total Filings	172
Filing Fees Received	\$8,600.00

Mediation Requests	
<b>Requests for Mediation</b>	<b>136</b>

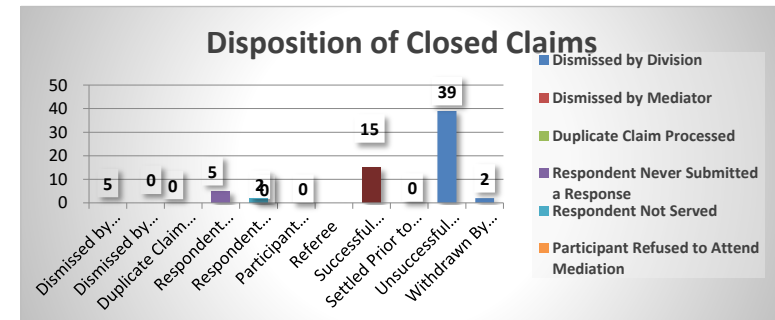
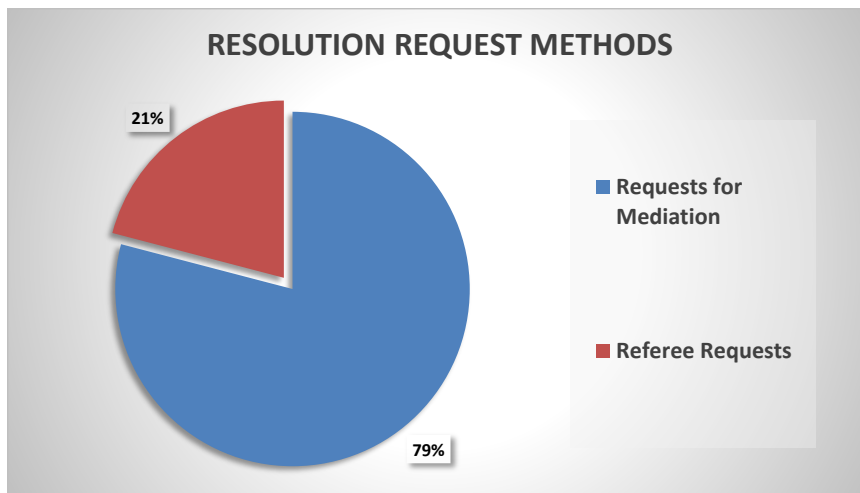
Referee Requests	
<b>Referee Requests</b>	<b>36</b>

Assigned Claims	
<b>Mediation Assignments</b>	<b>71</b>
<b>Referee Assignments</b>	<b>1</b>

Closed Claims - Southern Nevada	
<b>Disposition of Closed Claims</b>	<b>63</b>
Dismissed by Division	0
Dismissed by Mediator	0
Duplicate Claim Processed	0
Respondent Never Submitted a Response	5
Respondent Not Served	2
Participant Refused to Attend Mediation	0
Referee	0
Successful Mediation - Agreement Reached	15
Settled Prior to Mediation	0
Unsuccessful Mediation - No Agreement	39
Withdrawn By Claimant	2

Closed Claims - Northern Nevada	
<b>Disposition of Claims Closed</b>	<b>31</b>
Dismissed by Division	5
Dismissed by Mediator	0
Duplicate Claim Processed	0
Respondent Never Submitted a Response	7
Respondent Not Served	1
Participant Refused to Attend Mediation	0
Referee	1
Successful Mediation - Agreement Reached	5
Settled Prior to Mediation	1
Unsuccessful Mediation - No Agreement	10
Withdrawn By Claimant	1

Subsidy	
<b>Applications Received</b>	<b>118</b>
<b>Invoices Approved for Payment</b>	<b>55</b>
<b>Invoices Paid</b>	<b>\$20,875.00</b>



**Jan-23****YTD****FY 23****EDUCATION OFFICER**

<b>TOTAL ACTIVE CE COURSES</b>	<b>144</b>
Newly Approved Courses	14
Renewed Courses	33
Course Offerings*	95
Audits Conducted by Division	0
Educational Materials Created/Published on Website**	1

**TRAINING OFFICER**

Training Topics Available on Website	22
Website Views (CIC pages)	6,033
<b>TRAININGS PROVIDED</b>	<b>31</b>
On-site (via Microsoft Teams)	30
Off-site (via Microsoft Teams upon request)	1
Reno/Carson City	0
Henderson	0
Las Vegas	0
North Las Vegas	0
<b>ATTENDEES</b>	<b>555</b>

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

\*\*Newsletters, flowcharts, handouts, brochures, manuals, FAQs, slide shows, guidance, etc.

\*\*\*The Education department has been vacant as of December 2022. Limited data is available until further notice.

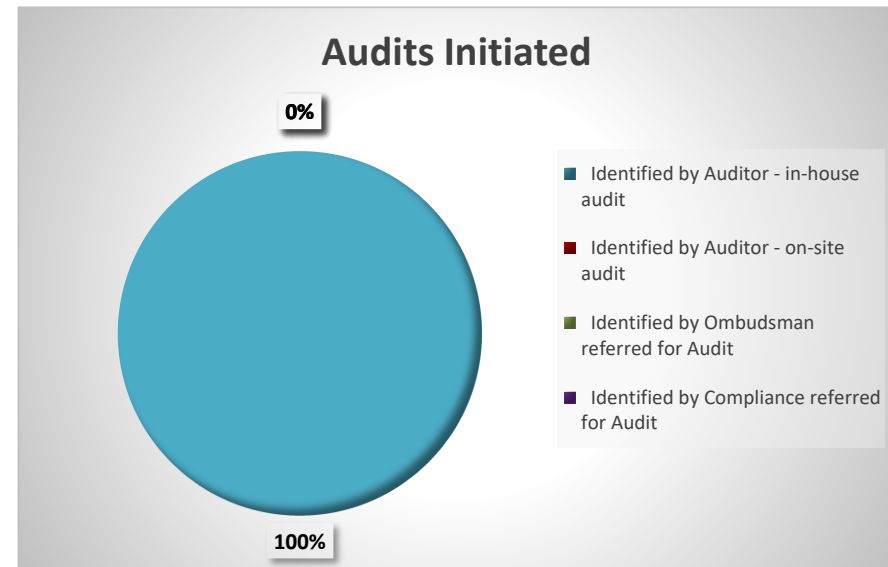
## Auditor Report

<b><u>FY23 &amp; Carryover from FY 22</u></b>		<b><u>3</u></b>
<b><u>Audits Initiated</u></b>		
Identified by Auditor - in-house audit		17
Identified by Auditor - on-site audit		0
Identified by Ombudsman referred for Audit		0
Identified by Compliance referred for Audit		0
<b><u>Total Audits Initiated</u></b>		<b><u>20</u></b>

\* Includes carryover audits included from previous year

<b><u>Disposition of Audits</u></b>	
Completed audits - compliance gained by Auditor	2
Completed audits referred to Compliance	11
<b><u>Total Audits Completed*</u></b>	<b><u>13</u></b>

<b><u>Special Projects</u></b>	
Financial Review - Association	1
Special Projects - Other	1
<b><u>Total Special Projects</u></b>	<b><u>2</u></b>



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.



**NEVADA REAL ESTATE DIVISION**

**COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS**

**OMBUDSMAN'S OFFICE - CIC COMPLIANCE/AUDIT SECTION**

**REPORTING PERIOD JULY 1, 2022 - JANUARY 31, 2022**

**FISCAL YEAR 23**

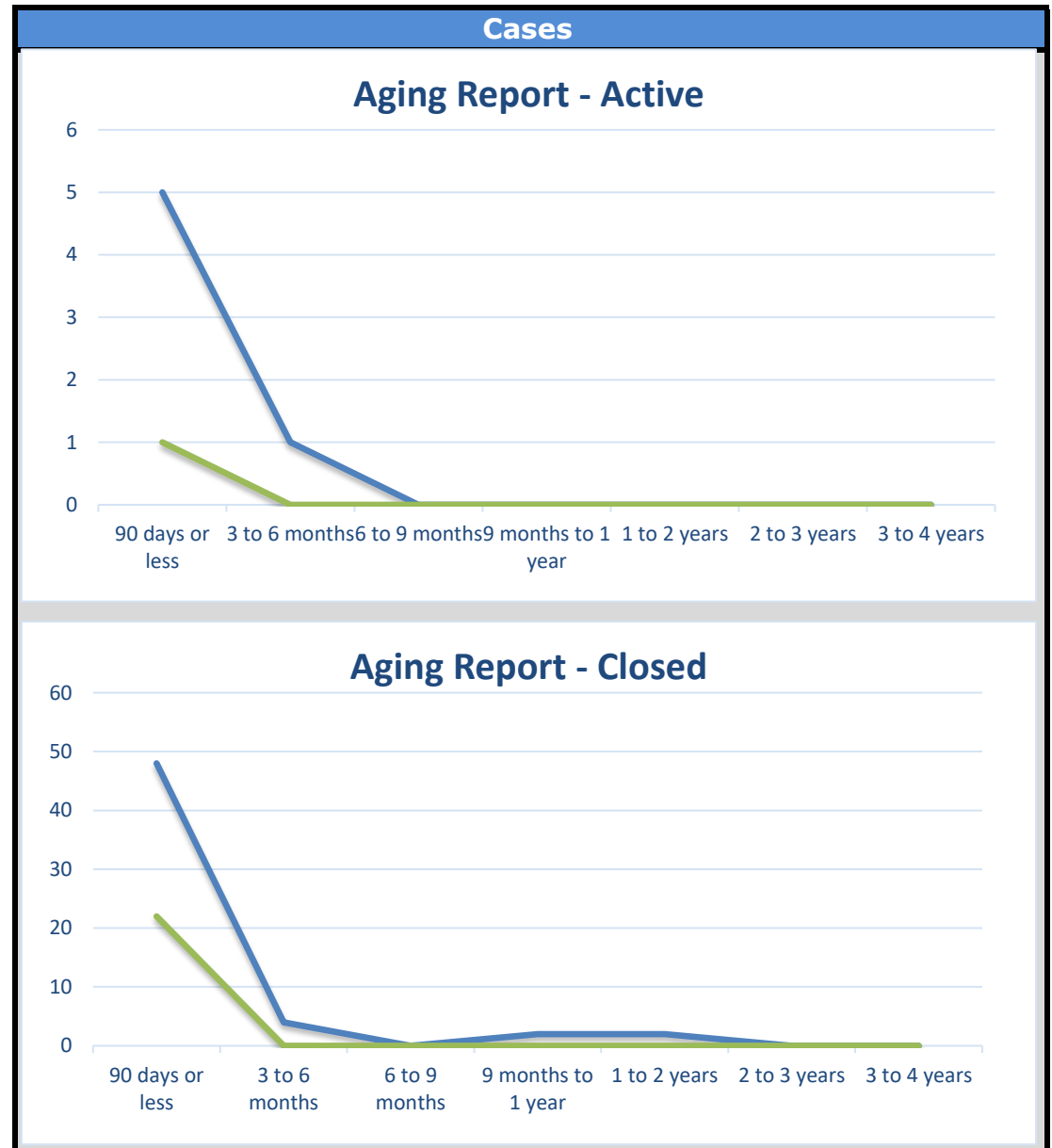


## Statement of Fact

Cases	South	North
Cases Opened YTD	55	21
Total # of Active Cases	6	1
Total # of Cases Closed YTD	56	22

Aging Report - Active	South	North
90 days or less	5	1
3 to 6 months	1	0
6 to 9 months	0	0
9 months to 1 year	0	0
1 to 2 years	0	0
2 to 3 years	0	0
3 to 4 years	0	0
<b>Total</b>	<b>6</b>	<b>1</b>

Aging Report - Closed	South	North
90 days or less	48	22
3 to 6 months	4	0
6 to 9 months	0	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
<b>Total</b>	<b>56</b>	<b>22</b>



## STATEMENT OF FACT DEMOGRAPHICS

Active Cases South	
Henderson	1
Boulder City	0
Las Vegas	3
North Las Vegas	0
Pahrump	2
<b>Total</b>	<b>6</b>

Active Cases North	
Reno	0
Carson City	0
Sparks	1
Zephyr Cove	0
<b>Total</b>	<b>1</b>

Closed Cases South	
Henderson	8
Las Vegas	43
Pahrump	0
Boulder City	1
N. Las Vegas	4
<b>Total</b>	<b>56</b>

Closed Cases North	
Reno	12
Incline Village	3
Carson City	3
Sparks	4
<b>Total</b>	<b>22</b>

HOA 116 Closed Case Outcomes	Count of Local
<b>North</b>	<b>20</b>
HOA COMPL - CLOSED AT CLAIMANT'S REQUEST	6
HOA COMPL - CLOSED NONJURISDICTIONAL	3
HOA COMPL - NO VIOLATION	5
HOA COMPL - CLOSED LETTER OF VIOLATION	1
HOA COMPL - CLOSED UNSUBSTANTIATED ALLEGATIONS	5
<b>South</b>	<b>58</b>
HOA COMPL CLOSED - UNSUBSTANTIATED ALLEGATIONS	26
HOA COMPL CLOSED - PENDING INTRV3/CCIC HEARING	
HOA COMPL CLOSED - PENDING CASE FILE FOR LEGAL	
HOA COMPL CLOSED - LETTER OF INSTRUCTION	2
HOA COMPL - CLOSED LETTER OF VIOLATION	
HOA COMPL CLOSED - NONJURISDICTIONAL	13
HOA COMPL - CLOSED - PREVIOUSLY RESOLVED	
HOA COMPL - CLOSED SHRED INCOMPLETE SOF OR CORRESPOND.	1
HOA COMPL CLOSED AT CLAIMANT'S REQUEST	
HOA COMPL CLOSED - ADMIN FINE/EDUCATION	
HOA COMPL - CLOSED W/ ANOTHER CASE AT CICCH	
HOA COMPL - CLOSED NO VIOLATION	8
HOA COMPL - CLOSED DIVISION TERMINATED INVESTIGATION	4
HOA COMPL CLOSED - DUPLICATE CASE	3
HOA COMPL CLOSED BEFORE COMPLETION OF INVESTIGATION	
HOA COMPL CLOSED - DIVISION RESOLVED ALLEGATIONS	1
<b>Grand Total</b>	<b>78</b>

HOA 116 Alleged Issues	Alleged	North	South
HOA GOV DOCS - DAMAGE TO COMMON ELEMENT	1	0	1
HOA GOV DOCS - DAMAGE TO OWNER'S UNIT	1	0	1
HOA GOV DOCS - NON-ENFORCEMENT OF RULES, REGS & GOV DOCS	0	0	0
HOA GOV DOCS - NON COMPLIANCE OF GOV DOCS	3	0	3
HOA GOV DOCS - RULES & REGULATIONS	2	0	2
HOA 116 - NON JURISDICTIONAL	3	3	0
HOA COMPL - OTHER CHAPTER 116 ISSUES NOT LISTED	14	4	10
HOA GOV DOCS - ARC	0	0	0
HOA GOV DOCS - BYLAWS	0	0	0
HOA GOV DOCS - MAINTENANCE OF COMMON ELEMENT	1	0	1
HOA GOV DOCS - OTHER GOV DOCS ISSUES NOT LISTED	7	1	6
NAC 116.405 - MEMBERS OF EXEC. BOARD/PROHIBITED ACTION	2	1	1
NAC 116.415 - CONTENT OF BUDGET TO MAINTAIN RESERVE	0	0	0
NAC 116.425 - RESERVE STUDY; CONTENT	0	0	0
NAC 116A.320 - COMPLIANCE WITH STATUTORY STANDARDS OF PRACTICE	0	0	0
NAC 116A.340 - CHANGE OF NAME/ADDRESS/ANN. OR SUPERVISING CM	0	0	0
NAC 116A.350 - ALLEGATIONS OF MISCONDUCT/ACTION BY ADMINISTRATOR	0	0	0
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	1	0	1
NAC 116A.370 - DISCIPLINARY ACTION BY COMMISSION	0	0	0
NAC 116A..45 - PROHIBITED ACTS	0	0	0
NAC 116.451 - PREPARATION, CONTENTS AND DISTRIBUTION OF INTERIM FINANCIAL STMT	4	3	1
NRS 116.3101 - HOA/ORGANIZATION	0	0	0
NRS 116.2117 - AMENDMENT OF DECLARATION	0	0	0
NRS 116.3102 - HOA/POWERS	0	0	0
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	4	1	3
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	1	0	1
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT./SECURITY INTEREST	0	0	0
NRS 116.31032 - DECLARANT/CONTROL PERIOD	1	1	0
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	3	1	2
NRS 116.31036 - EXECUTIVE BOARD / MEMBER REMOVAL	4	1	3
NRS 116.3105 - CONTRACTS & LEASES/TERMINATION	0	0	0
NRS 116.31065 - RULES	2	0	2
NRS 116.31068- NOTICE TO UNIT OWNERS	1	0	1
NRS 116.3107 - CIC/UPKEEP	3	0	3
NRS. 116.31075 - CIC (RURAL AGRICULTURAL RESIDENTAL)/ MEETINGS	0	0	0
NRS 116.3108 - UNITS' OWNERS/MEETINGS	1	0	1
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	7	2	5
NRS 116.31085 - UNITS' OWNERS/RIGHT TO SPEAK AT CERTAIN MEETINGS	0	0	0

NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE BOARD	0	0	0
NRS 116.31087 UNITS' OWNERS/RIGHTS TO HAVE COMPLAINTS PLCD AGNDA	1	0	1
NRS 116.31088 MEETINGS REGARDING CIVIL ACTION; RIGHTS TO REQUEST DISSAL OF CIVIL ACTION	1	0	1
NRS 116.3109 - QUOROM	3	0	3
NRS 116.311 - UNITS' OWNERS/VOTING	0	0	0
NRS 116.31107 - VOTING BY UNITS' OWNERS; PROHIBITED ACTS; PENALTY	0	0	0
NRS 116.31125 - HOA/CERTAIN ACTIONS PROHIBITED	0	0	0
NRS 116.3113 - INSURANCE /GENERAL REQUIREMENTS	2	0	2
NRS 116.31135 - INSURANCE /REPAIR OR REPLACEMENT OF DAMAGED OR DESTROYED PORTION OF COMMON ELEMENTS	2	0	2
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	0	0	0
NRS 116.31152 - STUDY OF RESERVE	1	1	0
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	0	0	0
NRS 116.31155 - HOA/FEES IMPOSED FOR ADMINISTRATIVE FEES & PENALTIES	0	0	0
NRS 116.31158 - HOA/REGISTRATION W/OMB	0	0	0
NRS 116.3116 - LIENS / ASSESSMENTS AGAINST UNITS	0	0	0
NRS 116.31162 - FORECLOSURE OF LIENS/NOTICE OF DELINQUENT ASSESSMENT MAILING	1	0	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	18	8	10
NRS 116.31177 - HOA CERTAIN FINANCIAL RECORDS/MAINTENANCE & AVAILABILITY	0	0	0
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RESALE OF UNITS	1	1	0
NRS 116.31183 RETALIATORY ACTION PROHIBITED	2	0	2
NRS 116.31184 - THREATS & HARASSMENT	1	0	1
NRS 116.330 - RIGHT TO INSTALL/MAIN. DROUGHT TOLERANT LANDSCAPE	0	0	0
NRS 116.345 - ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACTION	0	0	0
NRS 116.350 - LIMITATIONS REGS OF CERTAIN ROADS; PERMISSIBLE REGS. OF PARKING OR STORAGE OF VEHICLES	0	0	0
NRS 116.4109 - RESALE OF UNITS	1	0	1
NRS 116.4117 VIOLATIONS ON RIGHTS OF ACTION; CIVIL ACTION/FAILURE	0	0	0
NRS 116A.200 - ADMIN OF CHAPTER; REG. OF COMMISSION AND RE ADMIN; DELEGATION OF AUTHORITY; PUBLICATIONS	0	0	0
NRS 116A.400 - PROHIBITED FROM ACTING AS CAM W/O A CERTIFICATE	1	0	1
NRS116A.410 - CERTIFICATE ISSUES; TEMP. CERTIFICATE; BONDS; FEES	0	0	0
NRS 116A.610 - CM TO DISCLOSE INFO. BEFORE MGMT. CONTRACT	0	0	0
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	2	0	2
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	11	0	11
NRS 116A.640-CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	0	0	0
NRS116B.6200 FEES FOR ADMINISTERING OFFICE OF OMB	1	1	0

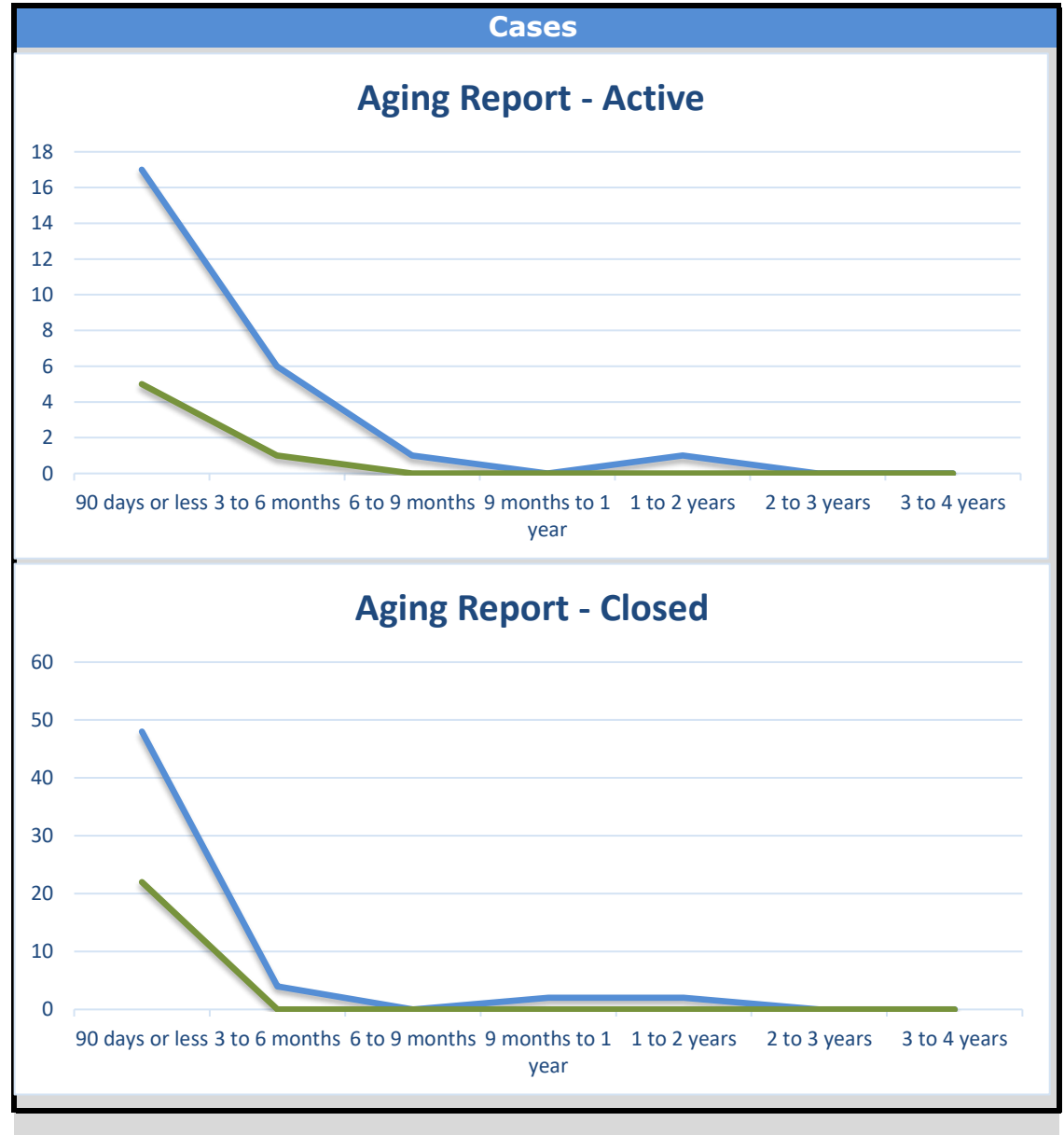
Found Issues	Found	North	South
UNKNOWN	0	0	0
HOA 116 - NON JURISDICTIONAL	12	3	9
HOA 116 - UNSUBSTANTIATED	26	4	22
HOA COMPL - CLOSED ADMIN. SANCTION	0	0	0
HOA COMPL - CLOSED AT CLAIMANT'S REQUEST	6	6	0
HOA COMPL - CLOSED BEFORE COMPLETION OF INVESTIGATION	0	0	0
HOA COMPL - CLOSED DIVISION RESOLVED ALLEGATIONS	1	0	1
HOA COMPL - CLOSED DIVISION TERMINATED INVESTIGATION	4	0	4
HOA COMPL - CLOSED DUPLICATE CASE	4	1	3
HOA COMPL - CLOSED SHRED INCOMPLETE SOF OR CORRESPOND.	1	0	1
HOA COMPL - CLOSED LETTER OF INSTRUCTION	3	1	2
HOA COMPL - CLOSED W/ANOTHER CASE AT CICCH	0	0	0
HOA 116 - CLOSED NO VIOLATION	13	6	7
NAC 116A.140 - RENEWAL OF CERTIFICATE	0	0	0
NAC116A.165 - SUPVSNG COMMUNITY MANAGERS QUALS & RESPONSIBILITIES	0	0	0
NAC 116A.350 - ALLEGATIONS OF MISCONDUCT BY ADMINISTRATOR	0	0	0
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	0	0	0
NAC 116.385 - EXECUTIVE BOARD; SUBMISSION TO DIVISION OF CONTACT INFORMATION FOR MEMBERS	0	0	0
NRS 116.31068 NOTICE TO UNIT OWNERS	1	0	1
NRS 116.3108 - UNITS' OWNERS / MEETINGS	0	0	0
NRS 116.31083 - EXECUTIVE BOARD/ MEETING	1	0	1
NRS 116.3115 - ASSESSMENTS/COMMON EXPENSES	0	0	0
NRS 116.31153 - WITHDRAWALS/SIGNATURES REQUIRED	0	0	0
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	0	0	0
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RESALE OF UNITS	0	0	0
NRS 116.335 - ASSOCIATION PROHIBITED FROM REQUIRING UNIT'S OWNER TO OBTAIN APPROVAL TO RENT OR LEASE UNIT; EXCEPTIONS	0	0	0
NRS 116.350 - LIMITATIONS REGARDING REGS. OF CERTAIN ROADS; PERMISSIBLE REGS. OF PA	0	0	0
NRS 116A.410 - CERTIFICATE ISSUED; TEMP. CERTIFICATE; BONDS; FEES	0	0	0
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	1	1	0
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	1	0	1
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	1	0	1

## INTERVENTION AFFIDAVIT

Cases	South	North
Cases Opened YTD	55	11
Total # of Active Cases	23	6
Total # of Cases Closed YTD	56	22

Aging Report - Active	South	North
90 days or less	17	5
3 to 6 months	6	1
6 to 9 months	1	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	25	6

Aging Report - Closed	South	North
90 days or less	48	22
3 to 6 months	4	0
6 to 9 months	0	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	56	22



## INTERVENTION AFFIDAVIT DEMOGRAPHICS

Active Cases South	
LAS VEGAS	13
HENDERSON	3
MESQUITE	0
N LAS VEGAS	3
PAHRUMP	2
BOULDER	1
STATELINE	1
<b>Total</b>	<b>23</b>

Active Cases North	
RENO	5
CARSON CITY	1
SPARKS	0
<b>Total</b>	<b>6</b>

Closed Cases South	
N. LAS VEGAS	3
LAS VEGAS	41
HENDERSON	3
BOULDER	1
PAHRUMP	1
MESQUITE	1
<b>Total</b>	<b>50</b>

Closed Cases North	
RENO	3
SPARKS	1
Carson City	1
<b>Total</b>	<b>5</b>

INTRV2 Closed Case Outcomes	Count of Local
<b>North</b>	<b>6</b>
INTRV2 CLOSED -PENDING INTRV3/CCIC HEARING	
INTRV2 CLOSED - UNSUBSTANTIATED ALLEGATIONS	1
INTRV2 CLOSED - CONSOLIDATED	
INTRV2 CLOSED - NO VIOLATION	
INTRV2 CLOSED - LETTER OF INSTRUCTION	4
INTRV2 CLOSED - NONJURISDICTIONAL AFTER ASSIGNMENT	
INTRV2 CLOSED - CDL ISSUED	1
<b>South</b>	<b>49</b>
INTRV2 CLOSED - DUPLICATE CASE/RESOLVED ISSUES	3
INTRV2 CLOSED - UNSUBSTANTIATED ALLEGATIONS	18
INTRV2 CLOSED - PENDING INTRV3/CCIC HEARING	
INTRV2 CLOSED - NO VIOLATION	5
INTRV2 CLOSED - PENDING CASE FILE FOR LEGAL	
INTRV2 CLOSED - CDL ISSUED	3
INTRV2 CLOSED - CONSOLIDATED	2
INTRV2 CLOSED - LETTER OF INSTRUCTION	13
INTRV2 CLOSED - DIVISION TERMINATED INVESTIGATION	3
INTRV2 CLOSED - DIVISION RESOLVED ALLEGATIONS	2
INTRV2 CLOSED - NONJURISDICTIONAL	
<b>GRAND TOTAL</b>	<b>55</b>

INTRV2 Alleged Issues	Alleged	North	South
APPR - 2. USPAP VIOLATIONS	0	0	0
HOA GOV DOCS - BYLAWS	5	0	5
HOA GOV DOCS - DAMAGE TO OWNER'S UNIT	0	0	0
HOA GOV DOCS - NON-COMPLIANCE OF GOV DOCS	0	0	0
HOA GOV DOCS - OTHER GOV DOCS NOT LISTED	3	0	3
HOA GOV DOCS - NRS 116 NOT LISTED	2	0	2
HOA GOV DOCS - RULES & REGULATIONS	1	0	1
NAC116.385 - EXECUTIVE BOARD: SUBMISSION TO DIVISION OF CONTACT INFORMATION FOR MEMBERS	0	0	0
NAC 116A.355 - GROUNDS FOR DISC ACTION; UNPROF CONDUCT	0	0	0
NAC116.0433 FINANCIAL RECORDS	1	1	0
NAC116.405 - MEMBERS OF EXEC. BOARD/PROHIBITED ACTION	21	2	19
NAC116.410 - ADOPTION BY REFERENCE OF REPORTING PRINCIPLES & PRACTICES OF FINANCIAL ACCOUNTING	1	0	1
NAC 116.415 - CONTENT OF BUDGET TO MAINTAIN RESERVE	6	1	5
NAC 116.425 - RESERVE STUDY; CONTENT	1	0	1
NAC 116.435 - RESERVE STUDY; DISSEMINATION OF SUMMARY OF RESULTS	7	1	6
NAC 116.445 - ANNUAL FEE REQUIRED, CERTAIN ASSN FOR DEPOSIT IN ACCOUNT FOR CICCH	0	0	0
NAC 116.451 - PREPARATION, CONTENTS AND DISTRIBUTION OF INTERIM FINANCIAL STATEMENT	1	0	1
NAC 116.453 - PRESENTATION & CONTENTS OF INTERIM FINANCIAL STATEMENTS SUBJECT TO AUDIT/REVIEW	2	1	1
NAC 116.457 - PREP, CONTENTS, AND AVAIL OF AUDITED FIN STATEMENTS; QUALS OF AUDITOR	6	1	5
NAC 116.465 - FEE FOR PREP/CERTIFICATE FOR RESALE OF UNIT	0	0	0
NAC 116.480 - RESTRICTION ON AND STATEMENTS BY MEMBERS OF THE EXECUTIVE BOARDS AND OFFICERS OF ASSOCIATION	0	0	0
NRS 116.089 - SPECIAL DECLARANT'S RIGHTS DEFINED	0	0	0
NRS 116.1113 - OBLIGATION OF GOOD FAITH	0	0	0
NRS 116.3101 - HOA / ORGANIZATION	4	0	4
NRS 116.3102 - HOA / POWERS	0	0	0
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	20	1	19
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	6	2	4
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT./SECURITY INTEREST	1	0	1
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	12	1	11
NRS 116.31035 - PUBLICATIONS REQUIREMENT; LIMITATIONS	1	0	1
NRS 31036 - EXECUTIVE BOARD MEMBER REMOVAL	0	0	0
NRS 116.31038 - DECLARANT / DELIVERY TO HOA OF PROPERTY HELD	0	0	0
NRS 116.31065 - RULES	1	0	1
NRS 116.31068 - NOTICE TO UNIT OWNERS	1	0	1
NRS 116.3107 - CIC/UPKEEP	1	0	1
NRS 116.3108 - UNITS' OWNERS/ MEETINGS	4	1	3
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	11	2	9



NRS 116.31084 - VOTING MY MEMBER OF EXECUTIVE BOARD; DISCLOSURES; ABSTENTION FROM VOTING ON CERTAIN MATTERS	1	0	1
NRS 116.31085 - UNITS' OWNERS / RIGHT TO SPEAK AT CERTAIN MEETINGS	5	1	4
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE BOARD	8	2	6
NRS 116.31087 - UNITS' OWNERS / RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	6	1	5
NRS 116.31088 - MEETINGS REGARDING CIVIL ACTION ; RIGHTS TO REQUEST DISMISSAL OF CIVIL ACTION	0	0	0
NRS 116.3109 - QUOROM	4	0	4
NRS 116.31107- VOTING BY UNITS' OWNERS; PROHIBITED ACTS; PENALTY	0	0	0
NRS 116.31125 - HOA / CERTAIN ACTIONS PROHIBITED	0	0	0
NRS 116.3113 - INSURANCE /GENERAL REQUIREMENTS	3	0	3
NRS 116.31135 - INSURANCE / REPAIR OR REPLACEMENT OF DAMAGED OR DESTROYED PORTION OF COMMON ELEMENTS	0	0	0
NRS 116.3114 - SURPLUS FUNDS	0	0	0
NRS 116.31142 - PREPARATION & PRESENTATION OF FINANCIAL STATEMENTS	2	0	2
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	7	1	6
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	12	2	10
NRS 116.31151 - UNITS' OWNERS/ANNUAL DISTRIBUTION	7	1	6
NRS 116.31152 - STUDY OF RESERVE	16	1	15
NRS 116.31153 - WITHDRAWALS/SIGNATURES REQUIRED	12	1	11
NRS 116.31155 - HOA/FEEES IMPOSED FOR ADMIN FEES & PENALTIES	7	0	7
NRS 116.31158 - HOA / REGISTRATION W/ OMB	9	0	9
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	7	2	5
NRS 116.3118 - UNITS' OWNERS RIGHTS/MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RESALE OF	2	0	2
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	9	1	8
NRS 116.31184 - THREATS & HARASSMENT	5	2	3
NRS 116.31185 - PROHIBITION/CERTAIN PERSONNEL SOLICITING OR ACCEPTING COMPENSATION	4	1	3
NRS 116.4109 - RESALE OF UNITS	5	0	5
NRS 116A.400- PROHIBITED FROM ACTING AS COMMUNITY MANAGER WITHOUT CERTIFICATE	0	0	3
NRS 116A.620 - MGMT AGREEMENT; INSURANCE; CHANGES; TERMINATION	4	0	4
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	11	2	9
NRS 116A.640-CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	6	0	6
NRS 116B.605 - STUDY OF THE RESERVES FOR COMMON ELEMENTS	0	0	0

INTRV2 Found Issues	Found	North	South
UNKNOWN	0	0	0
NAC 116A.355 - GROUNDS FOR DISC ACTION; UNPROF CONDUCT	0	0	0
NAC116.405 - MEMBERS OF EXECUTIVE BOARD/PROHIBITED ACTION	3	0	3
NAC116.425 - RESERVE STUDY; CONTENT	0	0	0
NAC116.451 - PREPARATION, CONTENTS AND DISTRIBUTION OF INTERIM FINANCIAL STATEMENT	0	0	0
NRS 116.3102 - HOA POWERS	0	0	0
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	1	0	1
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	1	0	1
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT./SECURITY INTEREST	0	0	0
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	3	0	3
NRS 116.3106 - EXECUTIVE BOARD MEMBER REMOVAL	0	0	0
NRS 116.3106 - DELEGATES OR REPRESENTATIVES/VOTING	0	0	0
NRS 116.3106 - BYLAWS	0	0	0
NRS 116.31068 - NOTICE TO UNIT OWNERS	1	0	1
NRS 116.3108 - UNITS' OWNERS/ MEETINGS	0	0	0
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	3	1	2
NRS 116.31085 - UNIT'S OWNERS/RIGHT TO SPEAK AT CERTAIN MEETINGS	1	0	1
NRS 116.3109 - QUOROM	1	0	1
NRS 116.31138 INSURANCE/VARIANCE OR WAIVER RESTRICTED TO NONRES USE	0	0	0
NRS 116.311395 - FUNDS DEPOSITED IN FDIC INSURED INSTITUTION	0	0	0
NRS 116.31142 - PREPARATION & PRESENTATION OF FINANCIAL STATEMENTS	0	0	0
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	0	0	0
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	0	0	0
NRS 116.31151 - UNITS' OWNERS/ANNUAL DISTRIBUTION	0	0	0
NRS 116.31152 - STUDY OF RESERVE	4	1	3
NRS 116.31153 - WITHDRAWALS/SIGNATURES REQUIRED	2	0	2
NRS 116.31155 - HOA/FEES IMPOSED FOR ADMIN FEES & PENALTIES	3	0	3
NRS 116.31158 - HOA / REGISTRATION W/ OMB	1	0	1
NRS 116.3116 - LIENS/ASSESSMENTS AGAINST UNITS	0	0	0
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	4	2	2
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RESALE	1	0	1
NRS 116.4109 - RESALE OF UNITS	0	0	0
HOA COMPL- OTHER CHAPTER 116 ISSUES NOT LISTED	0	0	2
HOA GOV DOCS - OTHER GOV DOCS NOT LISTED	1	0	1
INTRV2 - DUPLICATE CASE FILED/RESOLVED ISSUES	1	0	1
INTRV2 - NO VIOLATON	5	0	5
INTRV2 - NON JURSDICTIONAL	1	1	0
INTRV2 - RECOMMENDATION FOR ADR ARBITRATION AGREEMENT	2	1	1

INTRV2 - RECOMMENDATION FOR HEARING CIC	0	0	0
INTRV2 - CONSOLIDATED WITH CICC CASES	2	0	2
INTRV2 - UNSUBSTANTIATED	21	3	18
INTRV2- RESOLVED PRIOR 2 COMPLETE INVESTIGATION	1	0	1
INTRV2 - DIVISION RESOLVED ALLEGATIONS	2	0	2
INTRV2 - DIVISION TERMINATED INVESTIGATION	3	0	3
INTRV2 - CDL ISSUED	2	1	1
INTRV2 - LETTER OF INSTRUCTION	13	2	11