

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**

OCT 21 2022

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 September 14, 2022 in Las Vegas, Nevada  
16 and by video conference. Joy Marvin, president and board member for Respondent, Sierra  
17 Ranchos Property Owners Association (the “Association”), appeared via video conference.  
18 William Roth, board member for the Association, appeared in person. Michelle Briggs,  
19 Esq., Chief Deputy Attorney General with the Nevada Attorney General’s Office,  
20 appeared on behalf of the Real Estate Division of the Department of Business and  
21 Industry, State of Nevada (the “Division”).

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

1 bids from an engineer to define the work necessary to correct issues with road  
2 maintenance and repair; (4) Notice the homeowners of a meeting to discuss increasing  
3 assessments and/or imposing a special assessment in accordance with the updated  
4 reserve study; and (5) To report back to the Commission.

5 The Association's board members represented to the Commission that they hired  
6 a community manager and the company was Equus Management. They also reported  
7 that they would be having an election in November and that they were still trying to  
8 receive bids from engineers. The board members said an engineer was scheduled to do an  
9 inspection on October 5, 2022 and one other engineer had visited the property, but was  
10 not providing a bid.

11 The Commission ordered the Association to:

- 12 1. Have Equus Management contact Michelle Briggs at the Attorney General's  
13 Office;
- 14 2. Receive bids from two engineers to make necessary road repairs, with one  
15 coming from Summit Engineering scheduled to inspect the property on October 5, 2022;
- 16 3. Maintain documentation of all attempts to have contractors bid the work  
17 that needs to be done and the scope of work to be done;
- 18 4. Have the approved bid amount included in an updated reserve study and  
19 adopt a funding plan for how the Association will fund the reserves for the necessary  
20 work;
- 21 5. Notice homeowners of any vacant board positions, instructing homeowners  
22 how to apply for any open position; and
- 23 6. Properly notice homeowners of the upcoming election in November.

24 The Association is to provide evidence of compliance with this order to Michelle  
25 Briggs at the Attorney General's Office no later than 10 days before the next Commission  
26 meeting. The Commission's next meeting is scheduled for December 6-8, 2022. At that  
27 meeting, the Association's board members shall report to the Commission regarding their  
28 compliance with this Order.

1 Dated: October 20, 2022.

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

4 By:   
Michael Burke, Chairman

5 Submitted by:

6 AARON D. FORD  
7 Attorney General

8 By: /s/ Michelle D. Briggs  
9 Michelle D. Briggs  
10 Chief Deputy Attorney General  
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14 Attorneys for Real Estate Division  
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