



Summer 2025 Issue

SOAK UP THE KNOWLEDGE

SUMMER UPDATE
FOR INFORMED COUNT

A seasonal blend to keep your community
clear, cool, and compliant.

Community Insights

DEPARTMENT OF BUSINESS & INDUSTRY
Common Interest Communities & Condominiums Hotels

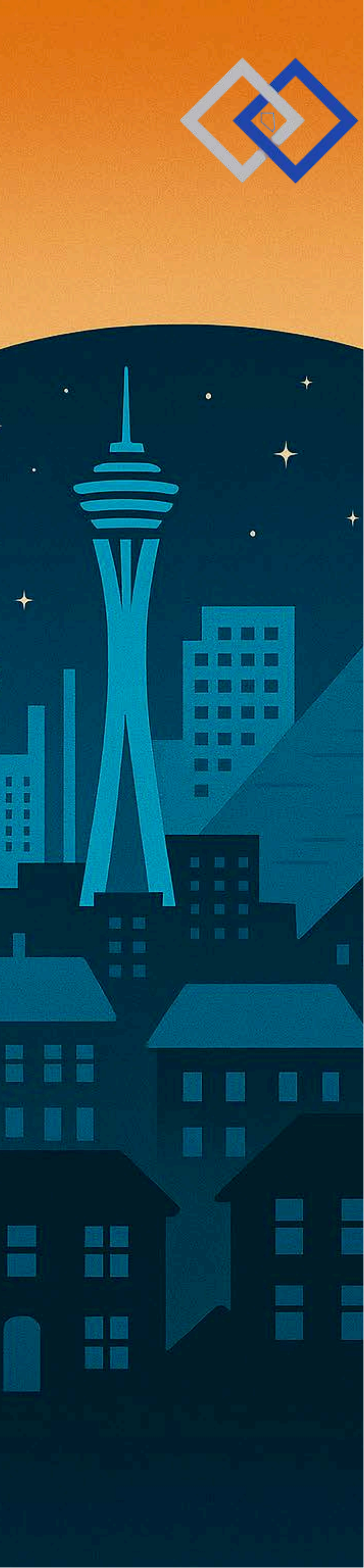


Table of Contents

A MESSAGE FROM THE OMBUDSMAN	03
ENSURING PROPER INSURANCE	03
FROM THE INBOX	05
START WITH WHAT YOU KNOW	06
SOAK UP THE KNOWLEDGE	07
LEGISLATIVE UPDATES	08
SPOTLIGHT ON OUTREACH	09
WATER WISE	10
UPCOMING EVENTS	11
CROSSWORD PUZZLE	12
COMMISSION UPDATES	13
NEW FACES	15

A Message from the Ombudsman

As the warmth of summer settles in, it brings with it the perfect opportunity to reflect on where we've been, where we are, and where we're headed. At the Real Estate Division, Office of the Ombudsman, the summer season is more than just a time of sunshine and celebration – it's a moment of movement. A time to recharge and continue building meaning connections with the communities we serve through the services we provide such as our outreach program and educational classes.



Summer also tends to bring more people out and about in HOA community. Every time you greet a neighbor, maintain your property, attend a meeting, or simply show kindness, you're helping build a stronger, more connected place to live. Successful community begins with dedicated people – neighbors who care, volunteers who lead, and residents who take pride in where they live. As we move through this summer season, it's important to recognize the powerful role you play in shaping a thriving, connected, and attractive community. Your involvement, whatever the contribution may be, can make a real difference that everyone benefits from.

Another way of helping your community is serving on an HOA board. Although participating in community life as a board member isn't always easy – it requires time, patience, and teamwork but the impact can be well worth it: maintained neighborhoods, thoughtful planning, and a shared sense of community that benefits everyone. Remember that the work you do as a board member helps build a place where people feel safe, valued, and proud to live.

Looking ahead, we encourage all homeowners to stay involved, attend board meetings, and take part. Your voice and participation are vital to keeping your community strong, welcoming, and a great place to live.

Here's wishing you and your families a safe and relaxing summer season. Continue to support each other, communicate openly, and lead with kindness. Together, you can make your community not just places to live, but a place to truly belong. Thank you for allowing us to be a part of your community's success. Here's to a season of growth, connection, and community spirit.

Ensuring Proper Insurance Coverage For Your HOA

Provided by Foundation for Community Association Research

Homeowners' associations (HOAs) serve a vital role in maintaining and managing common-interest communities, ensuring property values are preserved and residents live in a safe, well-maintained environment. One of the most important responsibilities of an HOA is securing the appropriate insurance coverage, as required by Nevada law. Without proper coverage, an association and its members could be exposed to significant financial risks.

Nevada Revised Statutes (NRS 116) have mandatory insurance requirements for HOAs. To ensure compliance with regulatory requirements, associations must have the following.

Mandatory Insurance Requirements for HOAs (NRS 116.3113)

1. Property Insurance

HOAs are required to maintain property insurance that covers common areas. This insurance must protect against direct physical loss and must cover at least 80% of the actual cash value of the property, excluding land, excluding excavations, and foundations.

2. Commercial General Liability Insurance

HOAs must carry commercial general liability insurance, which provides coverage for bodily injury and property damage resulting from the use, ownership, or maintenance of common areas. The coverage amount is determined by the HOA's executive board but must not be less than the amount specified in the association's governing documents.



3. Crime Insurance

This policy must cover dishonest acts committed by board members, officers, employees, agents, and volunteers of the association. It must also extend to any business entity serving as the community manager and its employees. The minimum coverage must equal at least three months of aggregate assessments plus reserve funds or \$5,000,000—whichever is less.

4. Directors and Officers Liability Insurance

HOAs must maintain a nonprofit organization errors and omissions (E&O) policy that provides a minimum aggregate coverage of \$1,000,000. This policy protects board members, officers, employees, agents, and volunteers from liability related to their decisions and actions taken on behalf of the association.

5. Cybersecurity Insurance for Online Payment Portals (NRS 116.310695)

HOA offering an online payment portal must maintain cybersecurity insurance to protect against unauthorized access and identity theft. Minimum coverage amounts for cybersecurity insurance are as follows: Associations with 150 units or fewer: \$250,000. Associations with 151–250 units: \$500, 000. Associations with more than 250 units: \$1,000,000. Payment processors handling transactions for HOAs: \$5,000,000.

Why Compliance Matters

Failure to maintain the required insurance policies can result in consequences, including financial liability for the HOA and its board members. Without adequate coverage, associations may struggle to cover damages from lawsuits, property damage, or fraudulent activities. Also, lack of compliance could lead to penalties or legal action against the HOA. By understanding and adhering to Nevada’s HOA insurance requirements, associations can mitigate risks, provide financial security, and maintain trust within their communities. Ensuring compliance is not just about following the law—it’s about safeguarding the future of your HOA and the investments of all homeowners.

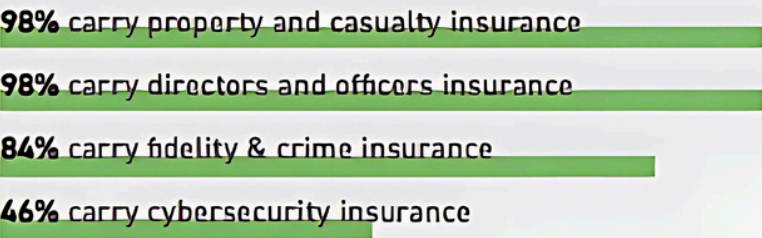
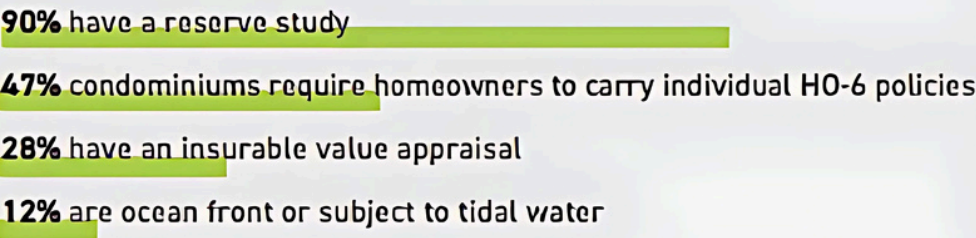
Snap Survey

APRIL 2023

895 respondents representing at least 10,000 community associations

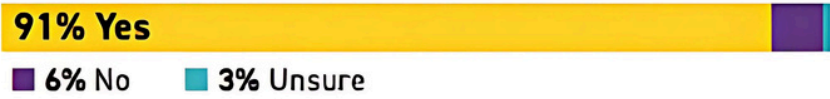


OF COMMUNITIES SURVEYED:

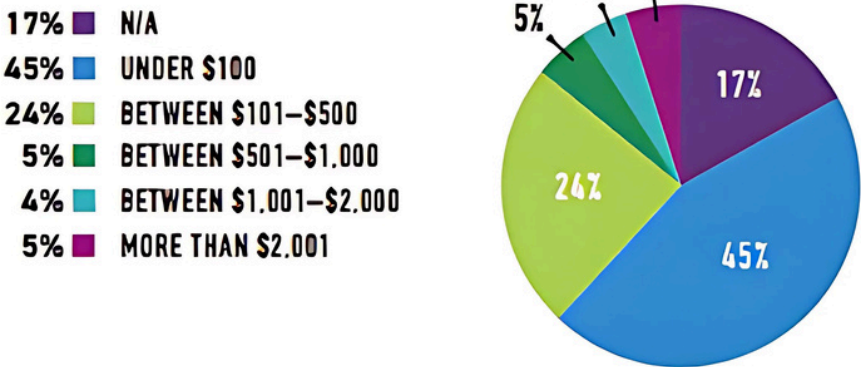


11% of communities indicate their property & casualty coverage was canceled/not renewed.

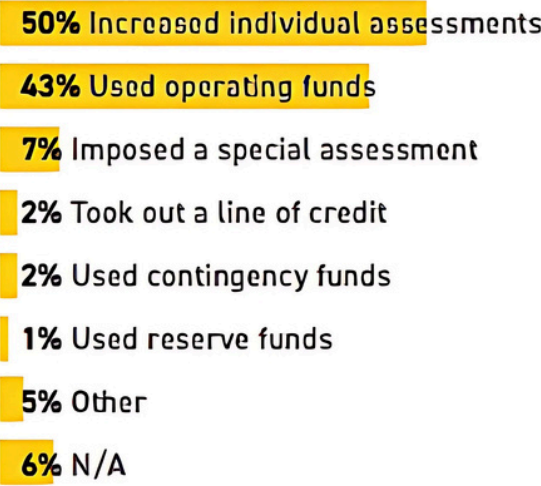
Did your property & casualty insurance premium increase at the last or current renewal?



How much money per homeowner did the increase premium cost (per year)?



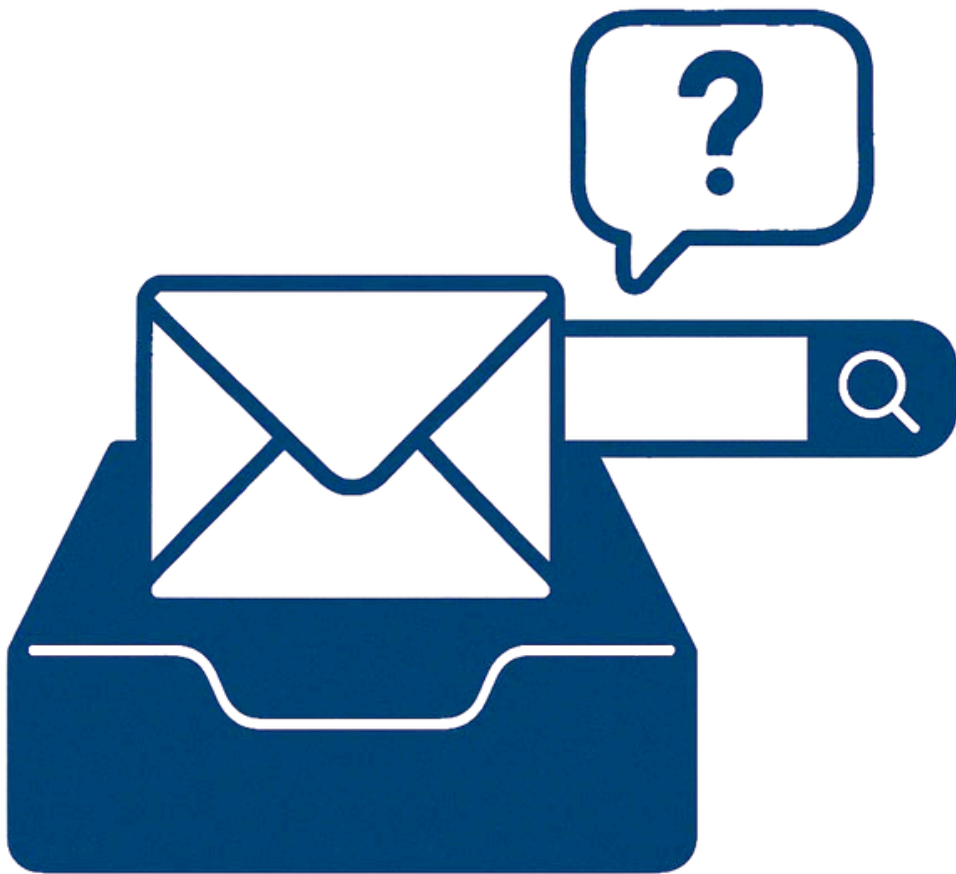
How did you fund the premium increase?



For renewal of property and casualty coverage, were high deductibles or per unit deductibles forced by the insurer?

Does your property & casualty plan cover at least 100% of the replacement value of property owned by the community association?

From the Inbox: Your Most Common Questions Answered



Each year, the Office of the Ombudsman receives a wide range of inquiries from unit owners, board members, and community managers on common-interest community (CIC) matters. While the specifics may vary, several recurring topics stand out. Among the most frequently asked questions are:

How may I obtain a copy of my CC&Rs or other governing documents?

- Per NRS 116.4109, sellers must provide copies to purchasers during the resale process. Additionally, associations are required under NRS 116.31175 to make governing documents reasonably available to unit owners upon request.

May a board make decisions or approve contracts with fewer than three members?

- NRS 116.31034 and 116.3109 outline how boards must operate, including how vacancies are filled and how meetings are conducted with proper notice and transparency.

Is the community manager allowed to issue violation letters or liens without board approval?

- While community managers may act on behalf of the board, their actions must align with the governing documents and applicable provisions in NRS 116, particularly those related to due process and notice requirements for enforcement actions (see NRS 116.31031 and 116.31162).

What are my options if I believe the board has violated NRS 116?

- Homeowners are encouraged to first follow the dispute resolution process outlined in their association's governing documents. If internal efforts are unsuccessful and the concern involves a potential violation of the governing documents, the Ombudsman's Office offers Form 520, the Alternative Dispute Resolution form. If the concern involves a potential violation of NRS 116, the Ombudsman's Office offers Form 530, the Intervention Affidavit, to initiate the formal resolution process.

While the Office does not provide legal advice or oversee management decisions, we remain committed to providing education and resources that promote transparency and understanding in Nevada's CICs. For more information, please visit our website, <https://red.nv.gov> or contact our office for available self-help tools and information.



Start with What You Know: Education Begins at Home

Whether you're a new board member, a seasoned CAM, or a curious homeowner, the path to better community governance begins with one simple step: know your governing documents. These documents—your association’s declaration (CC&Rs), bylaws, and rules—form the foundation of every decision your board makes. Understanding them isn’t just a best practice—it’s a responsibility.

Need help getting started? The Office of the Ombudsman offers free classes, both virtual and in-person, designed to help you better understand NRS 116, community responsibilities, and the tools available to you. You can find the latest class schedule anytime at https://ha1.nv.gov/form/RED/CICCH_Class_Registration.



**KNOW
YOUR
DOCUMENTS**



**TAKE A
CLASS**



**Sign Up
here!**

Because when you know better, you govern better.



Stay Engaged: Rules for Attending Live Virtual Classes

Student Duties for Classroom & Livestreaming Courses

When attending a course via livestream for credit, in accordance with the provisions of NRS 116A.410, a licensee must direct their attention to the instruction being provided and refrain from engaging in activities:

- 1. Unrelated to the instruction.
- 2. Which are distracting to other students or the instructor.
- 3. Which may otherwise disrupt the orderly conduct of a class.

In addition to the requirements above, licensees attending a course via livestreaming for credit:

- 1. Must always display their cameras while the class is in session, excluding breaks predetermined by the timed outline.
- 2. Must participate and respond when asked to by the instructor.
- 3. Are expected to conduct themselves as they would in an in-person classroom setting.
- 4. Must be appropriately dressed for a classroom setting and refrain from engaging in any activity that would be distracting to the instructor or their fellow attendees (i.e., using electronic devices unrelated to the instruction being provided, driving/riding in a vehicle, cooking, cleaning, etc.).
- 5. Are encouraged to review the education provider’s terms and conditions prior to registering for a course and to follow these rules to ensure they are not denied credit.

Soak Up The Knowledge

1. Doubling in Two Decades!

- On July 30, 2002, Nevada had 1,355 registered common-interest communities. As of May 2025, that number has more than doubled to 2,892 associations!

2. Education for Board Members

- Nevada law requires HOA board members to certify they understand their duties within 90 days of being elected. There are even free classes offered by the Nevada Real Estate Division (NRED)!

3. You May Audit the Books

- Homeowners in Nevada HOAs have the right to inspect financial records—including budgets, reserves, and vendor contracts. HOAs must comply within 21 days of request.

New Commissioner Sworn In

During the June 2025 CICCH Commission Meeting, Commissioner Kyle Tibbitts was officially sworn in as the Declarant member for his first term. We extend our sincere thanks to Commissioner Tibbitts for his commitment to public service and dedication to Nevada's common-interest communities.



CIC Commission Meeting

September 9–11, 2025

December 9–11, 2025

All dates will have the option for in-person or virtual participation through Teams in both Las Vegas and Carson City. Further details can be found on the CICCH Commission Calendar.

Legislative Updates

The following bills passed in the 83rd session (2025):

AB 10: An act relating to local improvement projects; authorizing any county, city or town to repair a private water or sewer system that is owned by a common-interest community as part of a neighborhood improvement project; and providing other matters properly relating thereto.

AB 201: An act relating to common-interest communities; prohibiting a unit-owners' association or a unit's owner who rents or leases his or her unit from imposing certain restrictions on the display of religious items; and providing other matters properly relating thereto.

SB 440: An act relating to electricity; requiring a distributed generation system financier to obtain a license as an installment lender; imposing various requirements upon a distributed generation system financier who finances the purchase of or leases a distributed generation system; revising certain requirements for solar installation companies that sell and install distributed generation systems; establishing and revising certain requirements for the contents of an agreement for the provision of a distributed generation system loan, an agreement for the purchase or lease of a distributed generation system and a power purchase agreement; prohibiting a unit-owners' association from imposing certain requirements and restrictions concerning distributed generation systems.



AB 396: An act relating to housing; requiring the governing body of certain counties and cities to adopt an ordinance to authorize the owner of certain residential properties to add accessory dwelling units to the property; setting forth certain requirements for the ordinance; providing that if the governing body of certain counties and cities does not adopt such an ordinance by January 1, 2026, accessory dwelling units are authorized on any parcel zoned for residential use without restriction; revising provisions relating to the amendment of a declaration or the termination of a common-interest community; requiring proof of certain insurance policies be furnished in a resale package to a purchaser of a unit in a common-interest community; increasing the fine that may be imposed by the Commission for Common-Interest Communities and Condominium Hotels for certain violations; making various other changes relating to common-interest communities; and providing other matters properly relating thereto. 8

Spotlight on Outreach



Nevada Real Estate Division Engages with the Community at Cooperator Events Las Vegas Expo

The Nevada Real Estate Division (NRED) was proud to participate in the Cooperator Events Las Vegas Expo—said to be the largest community association exposition in Southern Nevada. Held annually, this highly anticipated event brings together a wide range of professionals, board members, and homeowners who are invested in the success and governance of common-interest communities throughout the state.

Written by Barry Chappell

At this year's expo, Program Officer Barry Chappell and Investigator Khalid Tatum from the Division's Office of the Ombudsman for Owners in Common-Interest Communities and Condominium Hotels Office were on hand to meet directly with attendees. From curious homeowners and seasoned association board members to industry professionals and community managers, visitors were eager to learn more about the Division's role in supporting community associations.

The event provided an ideal platform to explain the services offered by the Ombudsman's Office, including education, outreach, and assistance with navigating the complaint process. Staff shared valuable information about how homeowners can resolve disputes within their community associations, starting with informal resolution and, when necessary, escalating through the formal complaint pathway. Many were surprised to learn how accessible and supportive the Division's resources truly are.



Throughout the day, NRED staff fielded a variety of questions ranging from election procedures and meeting notices to board duties and homeowner rights. In every interaction, the focus remained on empowering communities with knowledge and ensuring fair practices across associations.

In addition to explaining the complaint process, the Division highlighted several other services available to Nevadans, such as free classes, publications, and online resources. The team emphasized the importance of transparency, good governance, and proactive communication within common-interest communities.

The Cooperator Expo not only gave the Division a chance to share its mission but also to hear firsthand about the successes and challenges experienced by those living in or working with community associations. These conversations are vital in helping the Division continue to shape responsive, effective policy and support services for all Nevadans.

The Nevada Real Estate Division remains committed to promoting awareness, accountability, and accessibility through direct community engagement. Participating in events like the Cooperator Expo strengthens the connection between the Division and the public it serves assuring that homeowners, board members, and professionals alike are well-informed and supported every step of the way.



Water Wise

How to Drain Your Pool or Spa the Right Way

Provided by The City of Henderson

As temperatures rise, pool use in Nevada's common-interest communities naturally increases. But with that comes the responsibility of maintaining and—when necessary—properly draining those pools and spas. While it might seem as simple as attaching a hose and letting the water flow, draining improperly can lead to property damage, environmental harm, or even fines under local ordinances.

The City of Henderson, like many municipalities in Nevada, has clear guidelines for how residents and community associations must manage pool drainage. Here's what you need to know to protect your property and remain in compliance.



What Not to Do

→ **Do not drain into the street, storm drain, or gutter.** This violates the City of Henderson's Water Conservation Ordinance and may result in fines on your water bill.

→ **Do not drain into a septic tank.** Septic systems cannot handle the volume and may overflow quickly.

→ **Do not leave your pool empty for too long.** Direct sunlight can damage exposed plaster and finishes..

✓ Do It Right. Step-by-Step Pool Draining

Shut off all pool equipment. Turn off the filtration pump at the circuit breaker and close the auto-fill valve.

Do not drain into a septic tank. Septic systems cannot handle the volume and may overflow quickly.

Connect a drainage hose and submersible pump. Run the hose from the clean-out port to the deepest part of your pool.

Monitor the drainage process. Make sure water is flowing smoothly and not backing up into your home.

Refill promptly. Once drained, refill immediately and test the water daily for the first week.

Check your manual if you have a dedicated sewer port. Follow manufacturer instructions or consult your pool contractor.



How to Locate the Sewer Clean-Out Port

Before draining, you'll need to locate the sewer clean-out port on your property. This access point connects directly to your home's sanitary sewer system—where pool water is permitted to drain. Look for:

- A 3–4 inch capped pipe near the front yard, close to a hose bib, driveway, or sidewalk
- It may be embedded in concrete, located in a landscape bed, or hidden by grass or mulch
- Some clean-out ports are mounted on exterior walls—these can be used, but may increase risk of water backing up indoors

💡 **If you're having trouble finding it, contact a licensed plumber or pool contractor for help.**



Smart Safety Tips

Secure the hose in the drain but don't block the main sewer flow.

Watch the lowest drains in your home—any backup will appear there first.

If backup occurs, stop draining and call a licensed plumber or pool professional.

Never reuse a hose used for sewer drainage for other purposes.

Upcoming Events

& EDUCATIONAL OPPORTUNITIES

Stay connected. Stay informed. Stay compliant.

Summer is heating up, and our educational offerings have geared up! Whether you're a CAM, board member, or unit owner, we invite you to join us for engaging, statute-based sessions that support your community's success.



July 2025 Education Schedule

Week 1	Understanding Complaints Without Cause for NRED to Pursue July 1 9:00–10:30 AM Instructor: Dre Anderson (S) Virtual
Week 2	Pathway of Complaints – Part 1: Intro & ADR July 10 12:00–1:30 PM Instructor: Andrei Tcacenco (N) In-person, Carson City
Week 3	Pathway of Complaints – Part 2: Intervention Affidavit & SOF July 17 12:00–1:30 PM Instructor: Dre Anderson (S) Virtual
Week 4	Fiduciary Duty July 22 9:00–10:30 AM Instructor: Dre Anderson (S) In-person, Las Vegas
Week 5	Reserve Studies July 29 9:00–10:30 AM Instructor: Dre Anderson (S) In-person, Las Vegas Unit Owners' Rights July 31 12:00–1:30 PM Instructor: Dre Anderson (S) Virtual

Fun Fact:

Did you know? Under NRS 116.3108, HOAs must hold at least one meeting of the unit owners every year! If no date is set in the governing documents, the default is March 1 of the following year. And here's the kicker: That's also when ballots for board elections must be opened and counted. 🗳️

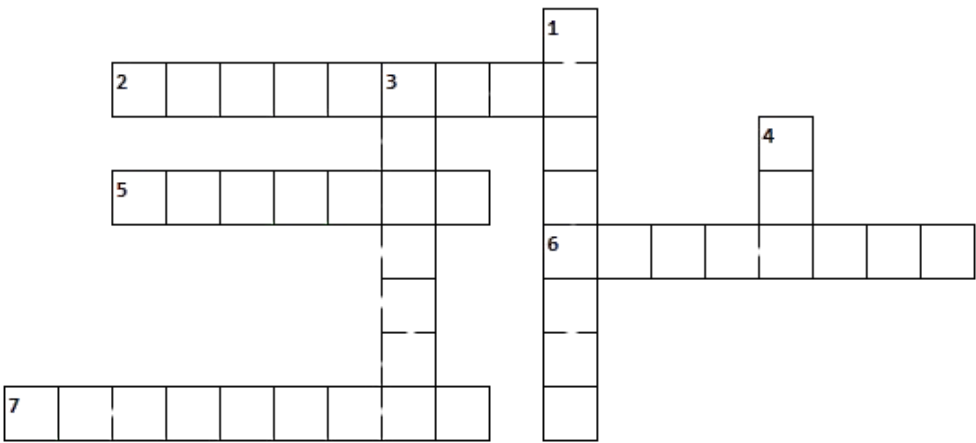
Want Us to Teach at Your HOA?

Let us bring the class to you! Trainings are available for HOA boards and management teams statewide. Request a session:



Virtual and in-person options available

Summer Newsletter Crossword Puzzle



- Across
- 2. Office Of the _____
 - 5. Community _____
 - 6. Study to be conducted every 5 years
 - 7. Executive Board meeting frequency requirement

- Down
- 1. Conflict of _____
 - 3. Unexpected Assessment
 - 4. Form 520

2 across: Ombudsman
5 across: Manager
6 across: Reserve
7 across: Quarterly

1 down: interest
3 down: special
4 down: ADR

HOA WORD MATCH!

Can you match each HOA-related term with its correct definition? Draw a line, write the number/ letter combo, or quiz your board at your next meeting!

Terms:	Definitions:
1. Fiduciary Duty	A A legal document showing what a unit owner owes during resale
2. Reserve Study	B Common-interest community official who offers education, support, and intervention services
3. CC&Rs	C Governing document that outlines use restrictions and ights of unit owners
4. Statement of Demand	D Legal obligation of board members to act in the best interest of the association
5. Ombudsman	E A funding plan for long-term major repairs and replacements

Answer Key:
1-D, 2-E, 3-C,
4-A, 5-B



QUICK INSIGHT

Strong communities start with informed people. Whether it’s understanding your CC&Rs, attending a training, or simply asking the right questions, staying educated empowers every member of a common-interest community to participate with purpose.

When knowledge is shared, trust grows –and so does your community.

What Happened at the March Commission?

Allegations/ Stipulations Stipulations occur when both the Respondent and the Division have agreed to conditions reviewed and accepted by both sides. A stipulation may or may not be an admission of guilt.

Disciplinary Actions Acts of the Commission for Common-Interest Communities and Condominium Hotels are not published until after the 30-day period allowed for filing under Judicial Review. If a stay on discipline is issued by the court, the matter is not published until the final outcome of the review.

NRED vs. Todd Joslin

Case Number: 2024-372

Allegations/Stipulations: Todd Joslin, a board member of Meadows Condominiums in Las Vegas, was alleged of violating NRS 116.3013 through NAC 116.405(4) by disclosing confidential information from executive sessions, making inflammatory remarks against fellow board members, and verbally abusing the association’s community manager. He also distributed a “door note” to residents that contained accusatory language toward other board members.

Disciplinary Actions: Mr. Joslin agreed not to contest them. As part of the settlement, he must pay \$5,125.71 in costs and attorney’s fees, and complete six hours of live board member training, including 1.5 hours each on fiduciary duties and board responsibilities. He waived his right to a hearing, appeal, or further legal process and agreed to release and indemnify the State of Nevada and its agencies.

NRED vs. John Bielun

Case Number: 2023-622 & 2023-670

Allegations/Stipulations: John Bielun, a former board member of the Resort Villas Owners Association in Henderson, was alleged of violating NRS 116.3013 through NAC 116.405(4) by disclosing confidential executive session information to unauthorized individuals, including a realtor and a resident, and of posting the association’s unredacted legal invoices on a website. These actions reportedly contributed to the resignation of previous board members, and were conducted without board approval, despite multiple cease-and-desist letters.

Disciplinary Actions: Under the settlement, Mr. Bielun will pay \$4,983.47 in 36 monthly payments of \$138.43. He voluntarily resigned from the board and accepted a five-year ban from holding any board position under NRS 116, unless he obtains approval from the Commission.

NRED vs. John Bielun

Case Number: 2023-979

Allegations/Stipulations: In a separate case, John Bielun was also alleged of violating NRS 116.3103 through NAC 116.405 by improperly representing himself as a board member in a series of emails titled “It Takes a Village,” which he sent to selected unit owners. These communications allegedly included misinformation about the association’s financial status and criticized current and former board members without board authorization. The board denied giving Bielun permission to send such emails, and multiple members confirmed this to investigators.

Disciplinary Actions: Mr. Bielun entered into a settlement in which he agreed to pay \$2,264.62 in 36 monthly payments of \$62.91. Like in his other case, he had already resigned from the board and agreed to a five-year prohibition on seeking or holding any board position under NRS 116 unless authorized by the Commission.

What Happened at the June Commission?

NRED vs. Daybreak at Sunrise Highlands HOA

Case Number: 2024-592

Allegations/Stipulations: Sunrise Highlands Homeowners Association executive board violations included discrepancies between budget documents sent to unit owners and the financial records submitted to the Division, the use of an unlicensed vendor for roof repairs, failure to properly fund and transfer monies to the reserve account, delayed reporting of management company changes, and a lack of cooperation with the Division’s investigation. The executive board also failed to provide accurate meeting minutes, submit required audit documents, and justify inconsistencies in financial records.

Disciplinary Actions: Commission found that the executive board committed sixteen violations of Nevada law and regulations under NRS and NAC 116. As a result, the executive board was ordered to pay \$8,621.65 within 60 days to cover investigation and legal costs. The Commission further ordered the executive board to return in June 2025 for a status update regarding its CPA audit, funding plan, and vendor payment processes. Additionally, all board members must complete six hours of continuing education.

Allegations/Stipulations: In the June 2025 commission meeting, Sunrise Highlands Homeowners Association executive board failed to comply with specific terms of the prior Commission Order. As a result, the Commission issued a directive to provide an update within 45 days explaining efforts to recruit new board members.

Disciplinary Actions: The Commission continued the matter to its next meeting in September 2025, where the executive board will be required to report on its progress. No administrative penalties were issued.

MEET OUR NEW TEAM MEMBERS

Team members and roles:



MARK WAGSTAFF
ADR Facilitator

Mark is a veteran who served honorably in the Marine Corps for 10 years. Mark has held jobs with the Department of Defense and Department of Veteran Affairs for 8 years. His hobbies include motorcycle riding, bowling, and attending sporting events. He is eager to apply his skills and experience to collaborate with a dynamic team and drive meaningful results to an evolving organization!



NATASHA PEARSON
Administrative Assistant

Originally from California and raised in Washington State, Natasha moved to Las Vegas in her late teens and has called it home ever since. With a strong background in accounting, she shifted gears during the COVID-19 pandemic to work with community recovery programs funded by state and federal grants. She worked for the largest nonprofit organization in Las Vegas, where she managed childcare assistance, rental assistance, and fraud prevention cases. Outside of work, Natasha enjoys fine art and occasionally paints. She also loves reading thrillers, going to the movies, and spending time outdoors with her family and dogs. She's excited to begin this new chapter with us!



VICTOR LEDEZMA
Administrative Assistant I

Victor has been an integral member of the Ombudsman team, bringing valuable experience from his prior role in a family medicine practice. His background in healthcare has informed his collaborative approach and commitment to client-centered service. Victor is also currently enrolled at Full Sail University working on a bachelor's degree in digital Cinematography. Victor is a first-generation Mexican American who is fluent in English and Spanish and also dances Ballet Folklórico professionally.



ROBERT TOWLE
Compliance Audit Investigator II

Robert currently works out of the Carson City Office with the compliance - audit team. Prior to joining the team, Robert worked with the State for over 2 years. He holds a law degree from the University of Arizona and an MBA from California State University. Robert enjoys spending time with his son and is a huge Sacramento fan.



DANIEL MESSER
Compliance Audit Investigator II

Daniel joined the Ombudsman Office for CICCH in January 2025. He brings over 30 years of government experience, having served in multiple roles with Federal and State agencies, including 21 years of service in the US Navy as a Chief Hospital Corpsman. He holds a master's degree in business administration and brings with him regulatory experience from the Navy, U.S. Citizenship and Immigration Services, and Nevada's Bureau of Health Care Quality and Compliance. He looks forward to learning the job and applying his skills and knowledge to become a seasoned investigator.

ISABELLA WEHBE
Program Officer I

Isabella Wehbe joined the Ombudsman's Office in April 2024 as an Administrative Assistant III, bringing experience from her previous role with a federal contractor. She holds a Bachelor's degree in Earth and Environmental Sciences from the University of Nevada, Las Vegas, and is fluent in English and Tagalog. Isabella enjoys hiking during her spare time. In February 2025, she was promoted to the Program Officer I position and looks forward to growing in her new role.

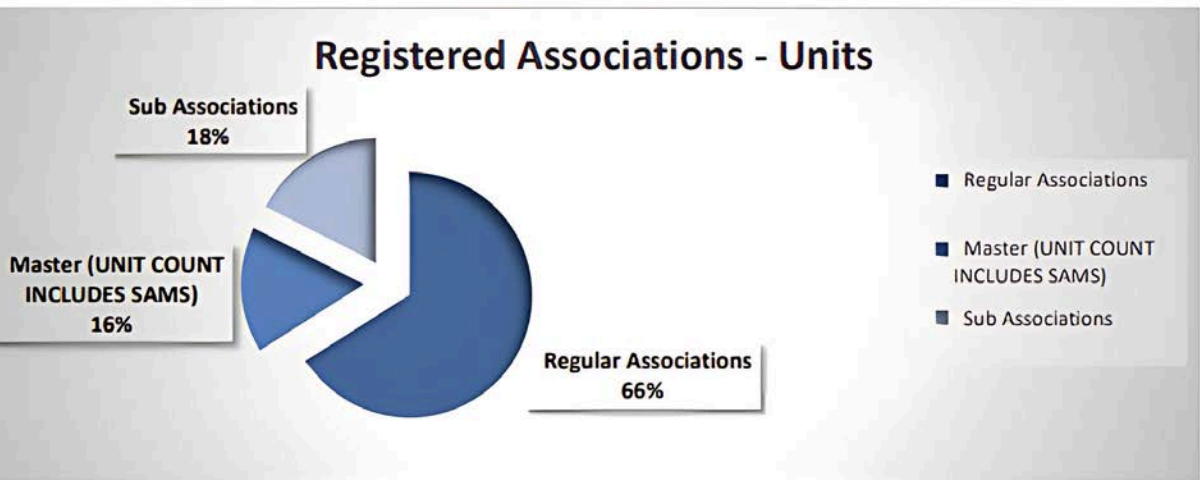
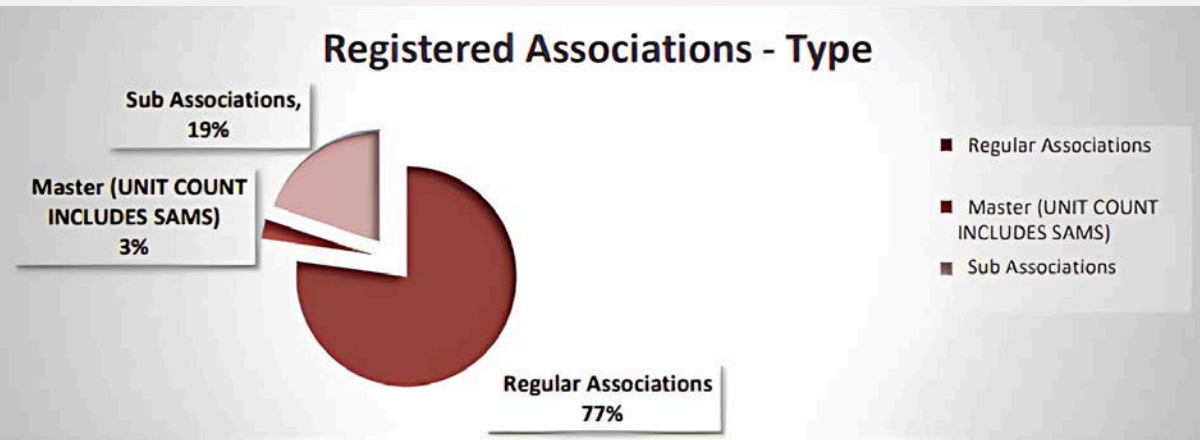


Ombudsman's Office Information

July 2024 through May 2025

HOA Types	Number of Associations	Number of Units
Regular Associations	2,892	414,928
Master (UNIT COUNT INCLUDES SAMS)	112	103,532
Sub Associations	739	110,267
Hotel Associations	9	5,658
<u>Total</u>	<u>3,752</u>	<u>634,385</u>

*SAM = uses same board as master



In official publication of the
**STATE OF NEVADA DEPARTMENT
OF BUSINESS & INDUSTRY**

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REAL ESTATE DIVISION

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ADMINSTRATOR

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DEPUTY ADMINSTRATOR

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CONDOMINIUM HOTELS
Office of the Ombudsman**

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Editor

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COMMUNITIES & CONDOMINIUM HOTELS**

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HOMEOWNER MEMBER

June Heydarian, Secretary
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