

BRIAN SANDOVAL
Governor

STATE OF NEVADA

BRUCE H. BRESLOW
Director



JOSEPH (JD) DECKER
Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

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**NOTICE & AGENDA OF PUBLIC
MEETING**

OF THE
NEVADA COMMISSION FOR COMMON-INTEREST COMMUNITIES AND
CONDOMINIUM HOTELS

JUNE 7-9, 2016

The Nevada Commission for Common-Interest Communities and Condominium Hotels will conduct a meeting **TUESDAY, JUNE 7, 2016 beginning at 9:00 a.m. through THURSDAY, JUNE 9, 2016 or until the Commission concludes its business** at the following locations:

JUNE 7-8, 2016 @ 9:00 A.M.
GRANT SAWYER BUILDING
555 E. WASHINGTON AVENUE
ROOM 4412
LAS VEGAS, NV 89101

VIDEO CONFERENCE TO:
LEGISLATIVE BUILDING
401 SOUTH CARSON STREET
ROOM 2134
CARSON CITY, NV 89701

JUNE 9, 2016 @ 9:00 A.M.
DEPARTMENT OF BUSINESS
AND INDUSTRY
2501 EAST SAHARA AVE,
2ND FLOOR CONFERENCE ROOM
LAS VEGAS, NV 89104

NO VIDEO CONFERENCE

STACKED AGENDA: Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda at the discretion of the Chairperson. Items may also be combined for consideration, pulled or removed from the agenda at any time. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted. Public comment may be limited to three minutes per person at the discretion of the

Chairperson. The Commission may only take action on those items denoted as potential action items. Prior to the commencement and conclusion of a contested case or a quasi judicial proceeding that may affect the due process rights of an individual the Commission may refuse to consider public comment (NRS 233B.126).

NOTICE: Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please contact Claudia Rosolen at (702)486-4606, prior to the meeting so arrangements may be conveniently made.

1) **COMMISSION/DIVISION BUSINESS:**

- A) Introduction of Commissioners in attendance.
- B) Introduction of Division staff in attendance.

2) **PUBLIC COMMENT**

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER. NO COMMENTS MAY BE MADE REGARDING A MATTER THAT IS OR MAY BE THE SUBJECT OF A FORMAL COMPLAINT BEFORE THE COMMISSION. COMMENT MAY NOT BE LIMITED BASED ON VIEWPOINT. PERSONS WHO DESIRE TO SUBMIT WRITTEN TESTIMONY SHOULD SUBMIT TEN (10) COPIES TO THE COMMISSION COORDINATOR. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

3) **DISCIPLINARY ACTION: HEARINGS AND POSSIBLE ACTION BY THE COMMISSION**

A) NRED v. Sierra Ranchos Property Owners Association; Roger Seifert; Scott Dalman; Scott Crow; Brent Johnson and Ron Wix, for possible action
Case No. IN-1608
Type of Respondent: Executive Board

B) NRED v. Belvedere Towers Owners Association, David Lonich; Terry Strongin; and Kelly Vander, for possible action
Case Nos. 2013-2937; IN-1621 (2012-2994); IN-1623 (2012-2870)
Type of Respondent: Executive Board

C) NRED v. Rennae Ragsdale, for possible action
Case Nos. 2014-2721; 2014-2965; 2015-846
Type of Respondent: Community Manager
License#: CAM.0001095-SUPR (EXPIRED)

D) NRED v. Carlos Calderon, for possible action
Case No. 2015-1137
Type of Respondent: Executive Board

E) NRED v. Anthem Highlands Community Association; Robert Stern; Charles Hernandez; and Ronnie Young, for possible action
Case Nos. 2015-3615; 2015-2155; 2015-3100; 2015-2207
Type of Respondent: Board Officer and Director

- 1. For possible action: Motion for pre-hearing conference to bring a more define complaint or, in the alternative, to clarify the complaint.

2. For possible action: Motion to dismiss the complaint in its entirety.
3. For possible action: Disciplinary hearing and possible action by the Commission.

F) NRED v. Laurel Canyon Homeowners Association; James Shumann; and Robert Valentine, for possible action
Case Nos. 2015-1360; 2015-1361; 2015-1363
Type of Respondent: Board Officer and Director

G) NRED v. Jeffrey Allan Frederick, for possible action
Case No. 2014-1057
Type of Respondent: Community Manager
License#: CAM.0007580 (VOLUNTARY SURRENDER)

H) NRED v. Penny D. Frederick (fka Penny Wood), for possible action
Case No. 2014-1053
Type of Respondent: Unlicensed Community Manager

4) COMMISSION BUSINESS: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:

- A) For possible action: Discussion and decision to approve minutes of March 29, 2016 Commission meeting.
- B) Discussion regarding Commissioners' speaking engagement requests.
- C) Discussion regarding the State of Nevada Supreme Court 132 Nev. Advance Opinion 35 Horizon at Seven Hills Homeowners Association vs. IKON Holdings, LLC concerning a super priority lien pursuant to NRS 116.3116(2).

5) DIVISION BUSINESS:

- A) Administrator's report:
 1. Personnel;
 2. Division updates; and
 3. Status update on LCB File No. R115-15.
- B) Ombudsman's report:
 1. Intervention Program;
 2. Informal Conferences;
 3. Alternative Dispute Resolution filings and subsidy claims;
 4. Homeowner Association and Compliance Audits;
 5. Program Training Officer's Report; and
 6. Number and types of associations registered within the State.
- C) Compliance Section's report.
- D) Administrative fine report pursuant to NAC 116A.350(4).
- E) Licensee and board member discipline report.
- F) For possible action: Discussion and decision regarding giving the Division authority to approve continuing education courses on behalf of the Commission.

6) EDUCATION: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION

The Commission may take the following actions:

1. To change the designation of any of the following courses; or
2. To approve or disapprove any of the following courses for the amount of hours requested, recommended or any amount the Commission deems appropriate.

COMMUNITY MANAGER PRE-CERTIFICATION

NOTE: The first 20 timed outlines, each of which is three hours long, are all part of the same 60-hour pre-certification course and are submitted as one entire program.

1. University of Nevada, Las Vegas: Division of Education Outreach, Continuing Education
“60-Hour Association Manager Pre-Certification Course”
Request: 60 Hours Pre-certification Classroom

COMMUNITY MANAGER CONTINUING EDUCATION COURSES

2. Ultimate Choice Restoration
“Water 101 Damage”
Request: 1 Hour General Classroom
3. Mutual of Omaha Bank
“Advanced Investing for Community Associations”
Request: 1 Hour General Classroom
4. University of Nevada, Las Vegas: Division of Education Outreach, Continuing Education
“Overview of NRS116 and NAC116”
Request: 3 Hours General Classroom
5. University of Nevada, Las Vegas: Division of Education Outreach, Continuing Education
“Declarant Transition and Resales”
Request: 3 Hours General Classroom
6. Maddox, Segerblom and Canepa, LLP
“Mediation and How to Prepare Your Board”
Request: 1 Hour General Classroom
7. Leach Johnson Song & Gruchow
“Fair Housing Act: Federal Law in Relation to Common-Interest Communities and their
Governing Documents”
Request: 3 Hours Legal Classroom
8. Leach Johnson Song & Gruchow
“Neighbor to Neighbor Disputes”
Request: 1 Hour Legal Classroom
9. Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP
“Drones and the HOA. Serious Privacy and Safety Issues”
Request: 1 Hour General Classroom
10. Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP
“Short Term Rentals- Is it even legal?”
Request: 1 Hour General Classroom
11. Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP
“Squatters and the HOA.” “How can our police departments help and what can we do?”
Request: 1 Hour General Classroom
12. Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP
“Meetings within the HOA.” “What are the common downfalls and getting to specifics.”

7) **FOR POSSIBLE ACTION: DISCUSSION AND DECISION ON DATE, TIME, PLACE, AND AGENDA ITEMS FOR UPCOMING MEETINGS**

8) **PUBLIC COMMENT**

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9) **COMMISSIONER COMMENTS**

10) **FOR POSSIBLE ACTION: ADJOURNMENT**

THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 8:30 A.M. ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:

NV Real Estate Division
1818 E. College Parkway, Suite 110
Carson City, NV 89706-7986

CAMEO, Inc.
9101 W. Sahara Ave. Suite 105-J24
Las Vegas, NV 89117

NV Real Estate Division
2501 E. Sahara Avenue, #102
Las Vegas, NV 89104-4137
Website: www.red.nv.gov

Nevada State Library
100 Stewart Street
Carson City, NV 89710

NV Association of REALTORS
760 Margrave Drive, Ste. 200
Reno, NV 89502

Community Associations Institute - Nevada
Chapter
9171 W. Flamingo Rd. #100
Las Vegas, NV 89147

Sierra Nevada Association of REALTORS
300 South Curry St., #3
Carson City, NV 89703

Reno/Sparks Association of REALTORS
5650 Riggins Court
Reno, NV 89502

Elko Board of REALTORS
557 W. Silver Street
Suite #201 B
Elko, NV 89801

Nevada Public Notice Website
<https://notice.nv.gov/>

Greater Las Vegas
Association of REALTORS
1750 East Sahara Avenue
Las Vegas, NV 89104

Las Vegas Sun
2360 Corporate Circle, Third Floor.
Henderson, NV 89074.

Capitol Police
Grant Sawyer Building
555 E. Washington Street
Las Vegas, Nevada 89101

CONTACT FOR SUPPORTING MATERIALS FOR LISTED AGENDA ITEMS:

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Commission Coordinator
Nevada Real Estate Division
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Las Vegas, Nevada 89104
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