



DEPARTMENT OF BUSINESS AND INDUSTRY  
**REAL ESTATE DIVISION**

2501 E. Sahara Avenue, Suite 303  
Las Vegas, Nevada 89104  
(702) 486-4606 Fax (702) 486-4067  
E-mail: crosolen@red.nv.gov  
www.red.nv.gov

**NOTICE & AGENDA OF PUBLIC  
MEETING**

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

**MARCH 7-9, 2017**

The Nevada Commission for Common-Interest Communities and Condominium Hotels will conduct a meeting **TUESDAY, MARCH 7, 2017 beginning at 9:00 a.m. through THURSDAY, MARCH 9, 2017 or until the Commission concludes its business** at the following locations:

**MARCH 7-8, 2017 @ 9:00 A.M.**

Nevada Department of Employment  
Training & Rehabilitation  
2800 E. St. Louis Avenue  
Conference Room A-C  
Las Vegas, Nevada 89104

**VIDEOCONFERENCE TO:**

Nevada Department of Employment  
Training & Rehabilitation  
500 East Third Street  
Carson City, Nevada 89713

**MARCH 9, 2017 @ 9:00 A.M.**

Henderson City Hall  
Council Chambers  
240 South Water Street  
Henderson, Nevada 89015

**NO VIDEOCONFERENCE**

**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) **RESPONDENT'S REPORT ON THE ORDER REGARDING SETTLEMENT OF DISCIPLINARY ACTION: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION**

- A) NRED v. Max McCombs; and English Mill Condominiums Homeowners Association, for possible action  
Case No. 2014-1179  
Type of Respondent: Board Officer and Director

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

- A) NRED v. Jeffrey Allan Frederick, for possible action  
Case No. 2014-1057  
Type of Respondent: Community Manager  
License#: CAM.0007580 (ACTIVE)
- B) NRED v. Penny D. Frederick (fka Penny Wood), for possible action  
Case No. 2016-3885  
Type of Respondent: Unlicensed Community Manager
- C) NRED v. Pecos Creek Homeowners Association, James Gilmore, Rodolfo Rocha, Omar Guerra, Ofelia Santos, and Patricia Yuen, for possible action  
Case No. 2016-1949  
Type of Respondent: Executive Board
- D) NRED v. Vistana Condominium Owners Association, Larry Fitch, Anthony Knelp, Lynn Williams, Ardyce Nelson, for possible action  
Case No. 2015-3373  
Type of Respondent: Executive Board

- E) NRED v. Rosario Orozco, for possible action  
Case Nos. 2014-3723 & 2014-3453  
Type of Respondent: Community Manager  
License#: CAM.0007435 (ACTIVE)
- F) NRED v. Rodolfo Rocha, for possible action  
Case No. 2016-4210  
Type of Respondent: Board Officer and Director
- G) NRED v. William Simpson, and Palmilla Homeowner's Association, for possible action  
Case No. 2016-4209  
Type of Respondent: Board Officer and Director
- H) NRED v. Palmilla Homeowners Association, Vijay Shetty, Tracy Dalton, William Simpson, James Lee, Renee Snodgrass, Shauna Carson, and Karen Henderson, for possible action  
Case No. 2016-3042  
Type of Respondent: Executive Board
- I) NRED v. Pecos Estates Homeowners Associations, Barbara Stark, Melani Laver, and Ninette Macedo, for possible action  
Case No. 2016-3278  
Type of Respondent: Board Officer and Director

5) **COMMISSION BUSINESS: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:**

- A) For possible action: Discussion and decision to approve minutes of November 15-17, 2016 Commission meeting.
- B) Discussion regarding Commissioners' speaking engagement requests.

6) **DIVISION BUSINESS:**

- A) Administrator's report:
  - 1. Personnel; and
  - 2. The Division's Las Vegas office moving to another location.
- 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;
  - 6. Number and types of associations registered within the State; and
  - 7. Compliance Section's report.
- C) Licensee and board member discipline report.
- D) Discussion regarding the Division's change of testing vendors to Pearson Vue.
- E) Discussion regarding 2017 legislative bills and bill draft requests ("BDR") that relate to NRS Chapters 38, 116, 116A and 116B which may impact the Commission, Ombudsman's Office and/or the Division including:
  - 1. Senate Bill 114 relating to common-interest communities; transferring the Office of the Ombudsman for Owners in Common-Interest Communities and Condominium

Hotels from the Real Estate Division of the Department of Business and Industry to the Office of the Attorney General;

<https://www.leg.state.nv.us/App/NELIS/REL/79th2017/Bill/4874/Text>

2. Senate Bill 161 relating to common-interest communities; revising provisions governing the installation of drought tolerant landscaping by a unit's owner in a common-interest community;  
<https://www.leg.state.nv.us/App/NELIS/REL/79th2017/Bill/5001/Text>
3. Senate Bill 195 relating to real property; revising provisions relating to the filling of vacancies on the executive board of a unit-owners' association; revising provisions relating to the procedure for electing the executive board of such an association; revising provisions governing the transfer of special declarant's rights in certain circumstances; revising provisions governing meetings of the executive board of a unit-owners' association; requiring a unit-owners' association to maintain directors and officers insurance; revising the duties, responsibilities and standards of practice for community managers; requiring certain disclosures to be included in a public offering statement filed with the Real Estate Division of the Department of Business and Industry by a developer of time shares; requiring certain disclosures to be included in a public offering statement provided to a prospective purchaser of a time share; revising provisions limiting the period of a developer's control of an association for a time-share plan; revising provisions governing the management of a time-share plan;  
<https://www.leg.state.nv.us/App/NELIS/REL/79th2017/Bill/5061/Overview>
4. BDR 10-41 revises provisions governing common-interest communities; and,
5. BDR 10-554 makes changes to the Commission for Common-Interest Communities and Condominium Hotels.

7) **FOR POSSIBLE ACTION: DISCUSSION AND DECISION ON DATE, TIME, PLACE, AND AGENDA ITEMS FOR UPCOMING MEETING(S).**

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  
And website: [www.red.nv.gov](http://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, Ste. 200  
Reno, NV 89502

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

Nevada Public Notice Website  
[www.notice.nv.gov](http://www.notice.nv.gov)

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

Community Associations Institute –Nevada  
Chapter (CAI)  
9171 W Flamingo Rd # 100  
Las Vegas, NV 89147

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

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

**CONTACT FOR SUPPORTING MATERIALS FOR LISTED AGENDA ITEMS:**

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Commission Coordinator  
Nevada Real Estate Division  
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