

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 Pecos Creek Homeowners Association,
10 James Gilmore, Rodolfo Rocha, Omar
11 Guerra, Ofelia Santos, and Patricia Yuen,

12 Respondents.

Case No. 2016-1949

FILED

JUL 06 2018

NEVADA COMMISSION OF
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

13 ORDER

14 This matter came on for hearing before the Commission for Common-
15 Interest Communities and Condominium Hotels, Department of Business and
16 Industry, State of Nevada (the "Commission"), during a regular agenda on June 19,
17 2018. The Respondent, Pecos Creek Homeowners Association, appeared through
18 their community manager, Jonathon Kelly. Michelle D. Briggs, Esq., Senior
19 Deputy Attorney General with the Nevada Attorney General's Office, appeared on
20 behalf of the Real Estate Division of the Department of Business and Industry,
21 State of Nevada (the "Division").

22 Pursuant to the Commission's Order filed March 13, 2018, in attendance
23 before the Commission were current board members: Sherryl Baca, Ofelia Santos,
24 and Andrew Dionne. The fourth board member could not attend.

25 Ms. Briggs reported to the Commission that this was on for a status check
26 for the Association to report on its progress getting audits and a reserve study
27 completed. Mr. Kelly provided a packet with an annual registration form and a
28 registration filing addendum dated the same date, May 23, 2018. Mr. Kelly also
provided a reserve study approved in 2017. The Association is underfunded
approximately \$500,000 and approximately 15% funded.

Ms. Baca reported that a draft of the forensic audit would be provided to the

1 Association in July.

2 The Commission, by unanimous vote, ordered the following:

3 1. An annual registration form with the current information for the
4 Association shall be provided to the Division no later than June 22, 2018;

5 2. The Secretary of State's records shall be updated with the current list
6 of officers and directors no later than June 22, 2018;


7 3. The draft audit and final audit shall be provided to Ms. Briggs no
8 later than August 21, 2018.

9 4. The Association and its board shall attend the next Commission
10 meeting to report on the status of the audit and to provide a funding plan for the
11 reserve deficit.

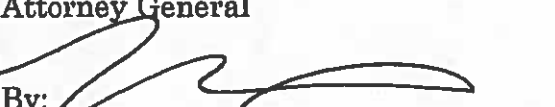
12 The Commission's next meeting is August 28-30, 2018. The Commission
13 members will be Carson City, but the board members may appear via
14 videoconferencing from Las Vegas.

15 DATED: ^{July} ~~June~~ 3, 2018.

16 Commission for Common-Interest
17 Communities and Condominium Hotels
18 Department of Business & Industry,
19 State of Nevada

20 By: 
21 Michael Burke, Chairman

21 Submitted by:
22 Adam Paul Laxalt
23 Attorney General

23 By: 
24 Michelle D. Briggs
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