

1 BEFORE THE COMMISSION FOR COMMON-INTEREST
2 COMMUNITIES AND CONDOMINIUM HOTELS
3 STATE OF NEVADA

4 Sharath Chandra, Administrator, Real
5 Estate Division, Department of Business
& Industry, State of Nevada,

6 Petitioner,

7 vs.

8 Vistana Condominium Owners
9 Association, Larry Fitch, Anthony Kneip,
10 Lynn Williams; and Ardyce Nelson,
 Respondents.

Case Nos. 2015-3373

FILED

JUL 06 2018

NEVADA COMMISSION OF
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS



11 **ORDER**

12 This matter came on for a status hearing before the Commission for Common-
13 Interest Communities and Condominium Hotels, Department of Business and Industry,
14 State of Nevada (the "Commission"), during a regular agenda on June 19, 2018, at the
15 Nevada State Business Center, 3300 W. Sahara Avenue, Nevada Room, Suite 400, Las
16 Vegas, Nevada 89102 with videoconferencing to Department of Business & Industry,
17 Director's Office, 1830 East College Parkway, Suite 100, Carson City, Nevada 89706 (the
18 "Hearing"). Richard Haskin appeared on behalf of Vistana Condominium Owners
19 Association, Anthony Kneip, Lynn Williams and Ardyce Nelson (the "Respondents").
20 Respondent Williams and community manager Lynn Blaylock also appeared.

21 Mr. Haskin represented to the Commission that he does not represent Larry Fitch.
22 Respondent Fitch did not appear.

23 Michelle Briggs, Senior Deputy Attorney General with the Nevada Attorney
24 General's Office, appeared on behalf of the Real Estate Division of the Department of
25 Business and Industry, State of Nevada (the "Division").

26 Pursuant to the Commission's Findings of Fact, Conclusions of Law, and Order
27 dated September 19, 2017 and subsequent Order dated March 13, 2018, the Respondents
28

1 were to report on the status of their progress of the requirements in the Orders.

2 The Order dated March 13, 2018 required payment of the administrative fine in
3 installments of \$100 per month on or before the first day of each month beginning on
4 April 1, 2018. The board members paid as follows:

5 Larry Fitch made no payments.

6 Anthony Kneip: Paid \$100 on April 16, May 3, and June 7 for a total of \$300.

7 Lynn Williams: Paid \$100 on April 16, May 3, and June 14 for a total of \$300.

8 Ardyce Nelson: Paid \$100 on April 16, May 3, and June 7 for a total of \$300.

9 In March, the Association's attorney represented that the board members
10 completed 9 hours of board education classes offered by the Division. At this Hearing, the
11 Association's attorney said Respondent Kneip completed 2 hours of board education
12 classes, but none of the other board members had completed any hours yet.

13 Ms. Blaylock reported that the Association's notice of the improper towing charge
14 was posted in the Association's April Newsletter that is emailed and notice was posted on
15 each unit's door in the Association. Ms. Blaylock submitted a spreadsheet of the status of
16 the refunds made to date.

17 After discussion and deliberation, the Commission, by unanimous vote, ordered as
18 follows:

19 1. RESPONDENT LARRY FITCH shall be removed from the board and from
20 serving as an officer of the Association and is prohibited from serving as a board member
21 or officer of any common-interest community located in the state of Nevada for a period of
22 no less than 10 years from the date of this Order or the date on which the full
23 administrative fine he owes is paid in full, whichever occurs later.

24 2. RESPONDENT LARRY FITCH shall pay the full amount of the
25 administrative fine within 60 days of the date of this Order.

26 3. RESPONDENTS ANTHONY KNEIP, LYNN WILLIAMS, and ARDYCE
27 NELSON shall continue to make payments of \$100 per month by the first of the each
28 month, and if any monthly payment is provided to the Division after the 10th day of each

1 month, a fee of \$10 per day until the payment is made will be added to such
2 RESPONDENTS' administrative fine.

3 4. The Association shall send out an email to everyone on its listserv or email
4 database regarding the refund of the towing fines imposed for the 2014 repaving project
5 and provide to the Division a copy of the email.

6 5. Each RESPONDENT shall provide written confirmation of the completion of
7 9 hours of education to the Division no later than September 1, 2018.


8 Dated: ~~June~~ ^{July} 3, 2018.

9 Commission for Common-Interest Communities
10 and Condominium Hotels, Department of Business
11 & Industry, State of Nevada

12 By: 
13 Michael Burke, Chairman

14 Submitted by:

15 ADAM PAUL LAXALT
16 Attorney General

17 By: 
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