

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**  
6                   **& Industry, State of Nevada,**

7                                   **Petitioner,**

8                   **vs.**

9                   **Vistana Condominium Owners**  
10                   **Association, Larry Fitch, Anthony Kneip,**  
11                   **Lynn Williams; and Ardyce Nelson,**

12                                   **Respondents.**

Case Nos.   2015-3373

**FILED**

**MAR 13 2018**

**NEVADA COMMISSION OF  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS**

13                                   **ORDER**

14                   This matter came on for hearing before the Commission for Common-Interest  
15                   Communities and Condominium Hotels, Department of Business and Industry, State of  
16                   Nevada (the "Commission"), during a regular agenda on March 6, 2018, at the Nevada  
17                   State Business Center, 3300 W. Sahara Avenue, Nevada Room, Suite 400, Las Vegas,  
18                   Nevada 89102 with videoconferencing to Department of Business & Industry, Director's  
19                   Office, 1830 East College Parkway, Suite 100, Carson City, Nevada 89706 (the  
20                   "Hearing"). Richard Haskin appeared on behalf of Vistana Condominium Owners  
21                   Association, Larry Fitch, Anthony Kneip, Lynn Williams and Ardyce Nelson (the  
22                   "Respondents"). Respondent Kneip and community manager Lynn Blaylock also  
23                   appeared. 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 (the "Order"), the Respondents were to report on the status of  
28                   their progress of the requirements in the Order.

1 The Order required payment of an administrative fine no later than January 1,  
2 2018. The board members had not paid the fine nor made any attempt to make a partial  
3 payment.

4 The Association's attorney represented that the board members completed 9 hours  
5 of board education classes offered by the Division, but did not provide written verification.

6 The Association's manager reported on her status of refunding owners who paid a  
7 fine when their vehicles were towed in August 2014.

8 After discussion and deliberation, the Commission, by unanimous vote, ordered as  
9 follows:

10 1. RESPONDENTS LARRY FITCH, ANTHONY KNEIP, LYNN WILLIAMS,  
11 and ARDYCE NELSON shall each, individually pay the administrative fine as previously  
12 ordered totaling \$5,128.40 by paying \$100 per month, due on or before the first of each  
13 month, until the full amount of the total fine is paid. The first payment is due on or before  
14 April 1, 2018.

15 2. The Association shall send out in its next monthly newsletter notice to all  
16 owners and residents that if anyone paid a fine as a result of their vehicles being towed in  
17 August of 2014 to contact the Association for repayment.

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1           3.     RESPONDENTS shall report back to the Commission regarding the status  
2 of their compliance with this Order at its next meeting scheduled for June 19-21, 2018.


3           Dated: March 13<sup>TH</sup>, 2018.

4   Commission for Common-Interest Communities  
5   and Condominium Hotels, Department of Business  
6   & Industry, State of Nevada

7   By:   
8   Michael Burke, Chairman

9 Submitted by:

10 ADAM PAUL LAXALT  
11 Attorney General

12 By:   
13 Michelle D. Briggs  
14 Senior Deputy Attorney General  
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18 Attorneys for Real Estate Division  
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