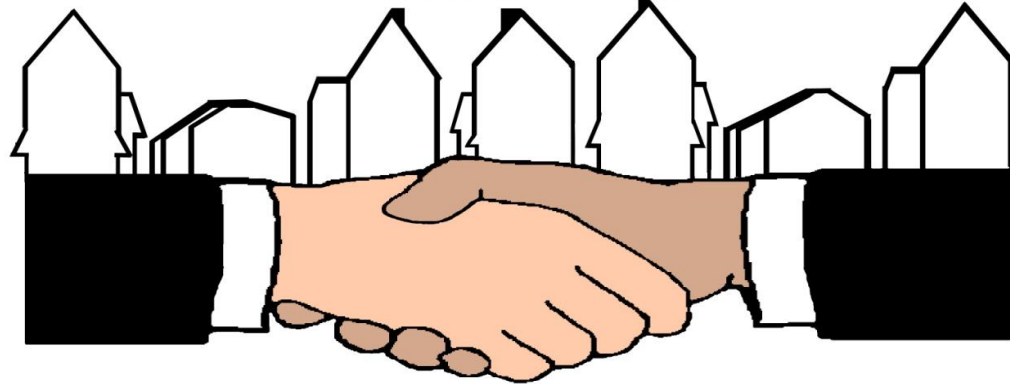


**COMMON-INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS  
PROGRAM**



**NEVADA REAL ESTATE DIVISION**

**COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS**

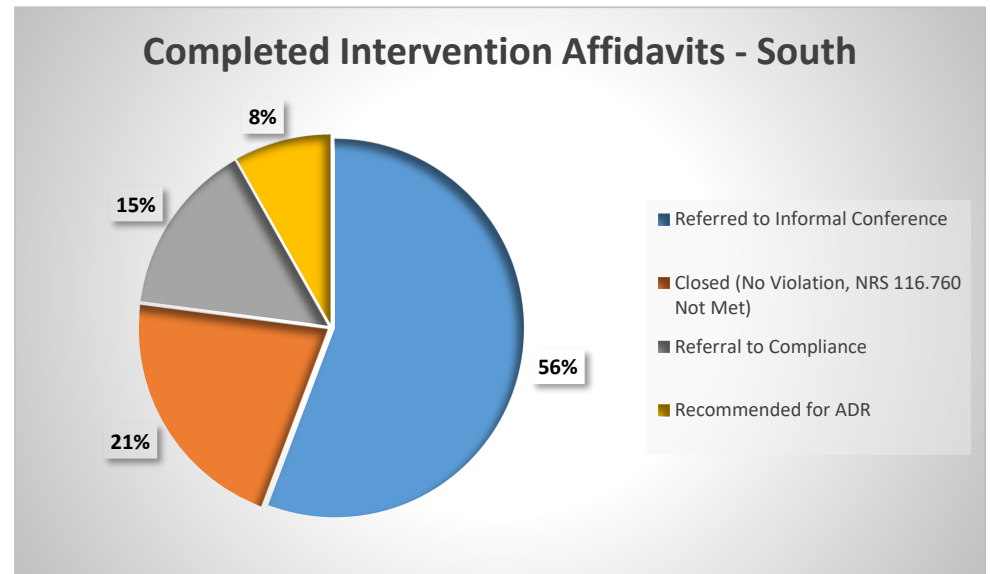
**OMBUDSMAN'S OFFICE**

**REPORTING PERIOD JULY 1, 2018 - SEPTEMBER 30, 2018**

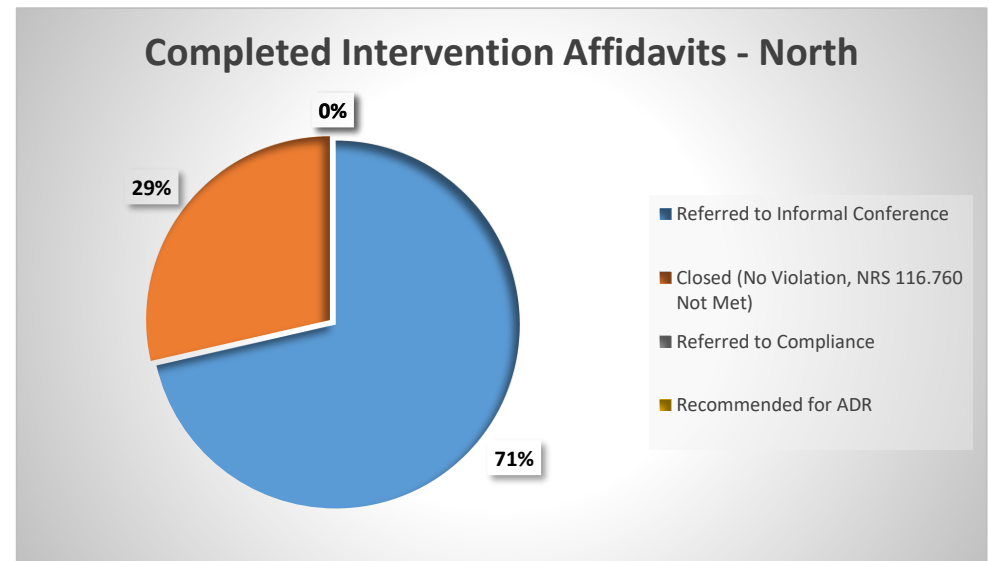
**FISCAL YEAR 2018-2019**

# Intervention Affidavit Report

<b>AFFIDAVITS - SOUTH</b>	<b>YTD Total</b>
Affidavits Received	44
Referred to Informal Conference	34
Closed (No Violation, NRS 116.760 Not Met)	13
Referral to Compliance	9
Recommended for ADR	5

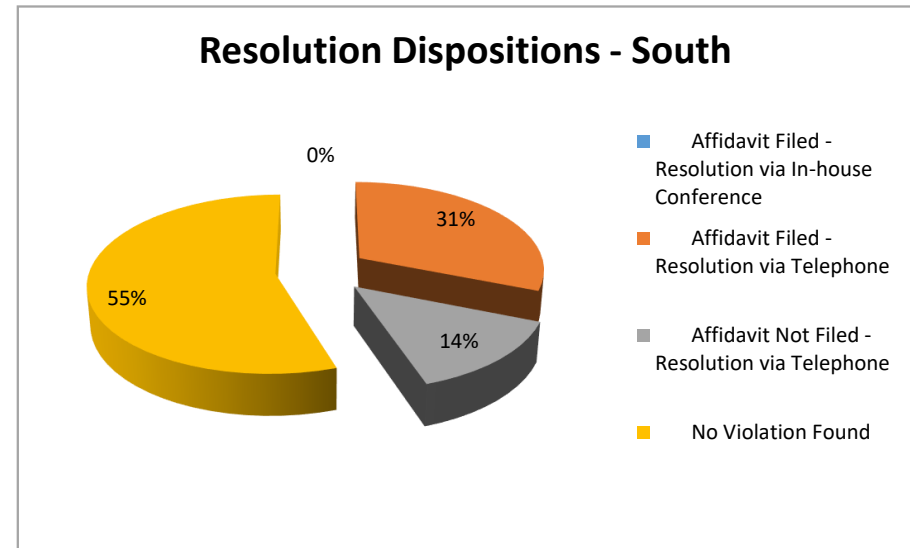


<b>AFFIDAVITS - NORTH</b>	<b>YTD Total</b>
Affidavits Received	7
Referred to Informal Conference	5
Closed (No Violation, NRS 116.760 Not Met)	2
Referred to Compliance	0
Recommended for ADR	0

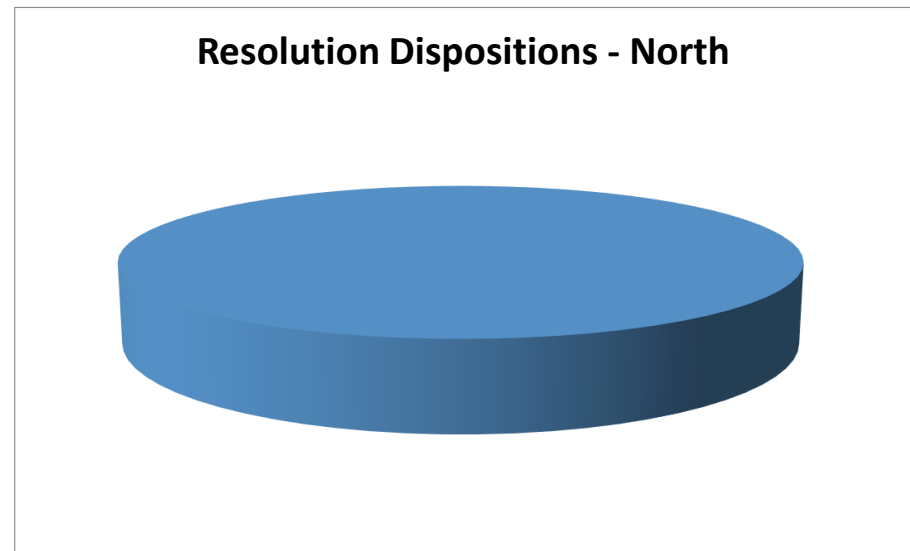


## Mediation Report

<b>DISPOSITION OF COMPLAINTS - SOUTH</b>	
<b>Affidavit Filed - Resolution</b>	<b>13</b>
Affidavit Filed - Resolution via In-house Conference	0
Affidavit Filed - Resolution via Telephone	9
Affidavit Not Filed - Resolution via Telephone	4
<b>No Violation Found</b>	<b>16</b>
<b>Affidavit Filed - No Resolution</b>	<b>3</b>
Issue Not Resolved - No Further Action Warranted	0
Provided ADR Information to the Parties	1
Recommended Referral to Compliance	2



<b>DISPOSITION OF COMPLAINTS - NORTH</b>	
<b>Affidavit Filed - Resolution</b>	<b>1</b>
Affidavit Filed - Resolution via In-house Conference	0
Affidavit Filed - Resolution via Telephone	0
Affidavit Not Filed - Resolution via Telephone	1
<b>No Violation Found</b>	<b>1</b>
<b>Affidavit Filed - No Resolution</b>	<b>2</b>
Issue Not Resolved - No Further Action Warranted	0
Provided ADR Information to the Parties	2
Recommended Referral to Compliance	0



***\*Informal conference assistance may be performed by filing of an Intervention Affidavit, phone call or walk in.***

**Intervention Affidavit Issues - Informal Conference**

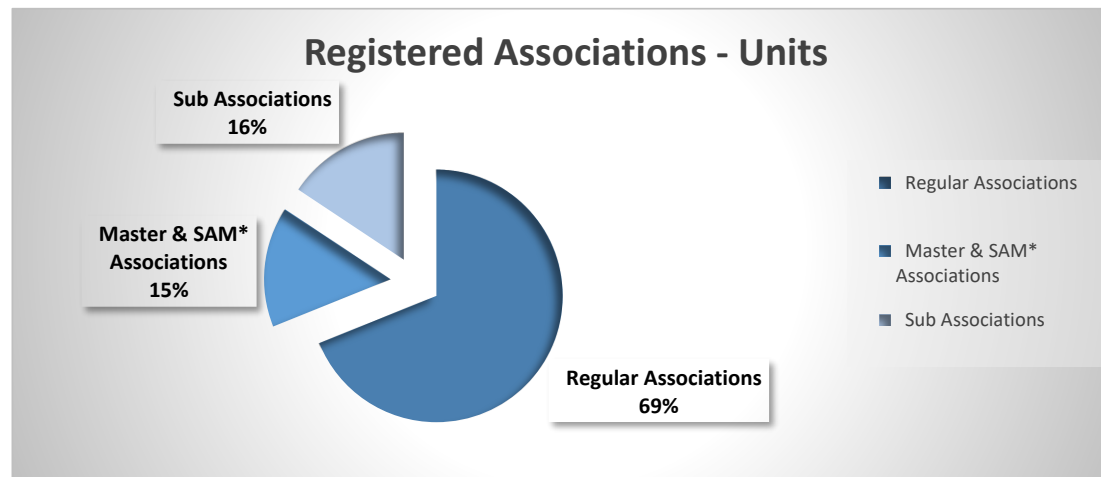
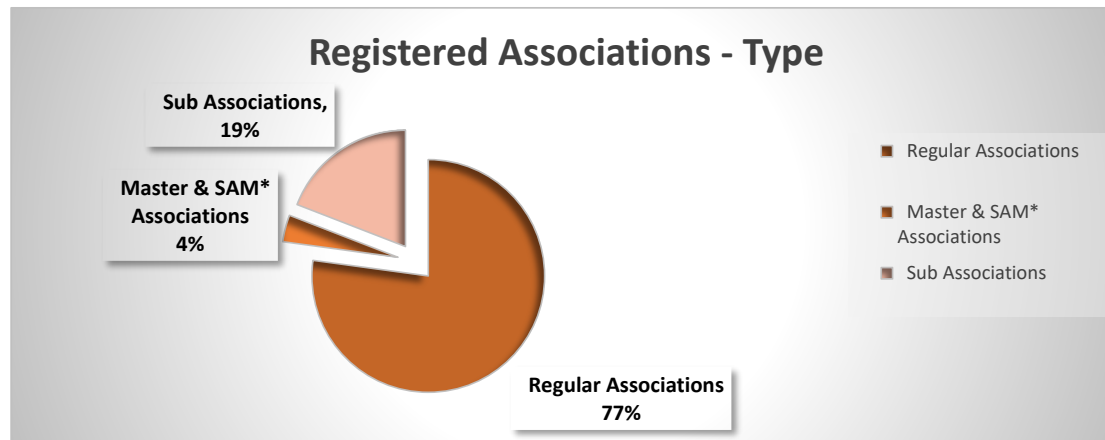
<b>ALLEGED ISSUES</b>	
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	12
NRS 116.31031 - EXECUTIVE BOARD/ IMPOSE FINES	7
NRS 116.31034 - EXECUTIVE BOARD/ ELECTION & ELIGIBILITY	5
NRS 116.3107 - CIC MAINTENANCE/ UPKEEP	4
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	3
NRS 116.3102 - HOA/ POWERS	3
NRS 116.310313 - COLLECTION OF PAST DUE OBLIGATIONS	3
NRS 116.31065 – RULES	3
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	3
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXEC BOARD	3
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS	3
NRS 116.31184 - THREATS & HARRASSMENT	3
OMB INTRV1 - NONJURISDICTIONAL	3
NRS 116.3115 - ASSESSMENTS/ COMMON EXPENSES	2
NRS 116.31151 - UNITS' OWNERS/ ANNUAL DISTRIBUTION	2
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	2
NRS 116.1113 - OBLIGATION OF GOOD FAITH	1
NRS 116.310315 - ACCT. FOR FINES/ PROHIBITION FEES	1
NRS 116.31036 - EXECUTIVE BOARD/ MEMBER REMOVAL	1
NRS 116.31085 - UNITS' OWNERS/ RIGHT TO SPEAK AT CERTAIN MEETINGS	1
NRS 116.31088 - MEETINGS REGARDING CIVIL ACTION	1
NRS 116.3109 - QUORUM	1
NRS 116.311395 - FUNDS DEPOSITED IN FDIC INSURED INSTITUTION	1
NRS 116.345 - ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACTION	1
NRS 116.350 - LIMITATIONS REGARDING REGS. OF CERTAIN ROADS	1
NRS 116.4109 - RESALE OF UNITS	1

<b>FOUND ISSUES</b>	
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE	3
NRS 116.3103 - POWER OF BOARD; FIDUCIAR	2
NRS 116.3107 - CIC MAINTENANCE/ UPKEEP	2
NRS 116.31065 – RULES	1
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE BOARD	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	1
NRS 116.31034 - EXECUTIVE BOARD/ ELECTION & ELIGIBILITY	1
NRS 116.31184 - THREATS & HARRASSMENT	1
NRS 116.31083 - EXECUTIVE BOARD/ MEETINGS	1
NRS 116.31187 - PROHIBITION/ CERTAIN PERSONNEL ACCEPTING COMPENSATION FROM HOA	1

## Homeowner Association Registration

HOA Types	Number of Associations	Number of Units
Regular Associations	2,538	374,495
Master & SAM* Associations	123	83,885
Sub Associations	629	85,184
<b>Total</b>	<b>3,290</b>	<b>543,564</b>

\*SAM = uses same board as master



## Registrations by County

	Carson City	Churchill	Clark	Douglas	Elko	Humboldt	Lyon	Nye	Storey	Washoe	Grand Total
CONDOMINIUMS	3	-	436	21	2		1	2		201	<b>666</b>
CONDO/HOTEL			9							1	<b>10</b>
COOP			4							3	<b>7</b>
PLANNED COMMUNITY - CONDO/TH			7							1	<b>8</b>
PLANNED COMMUNITY - DUPLEX	3		21	3						4	<b>31</b>
PLANNED COMMUNITY - M/H		1	11		1			3	2		<b>18</b>
PLANNED COMMUNITY - UNDEFINED			1								<b>1</b>
PLANNED COMMUNITY - SFD	12	1	1,867	37	8	2	9	6	2	229	<b>2,173</b>
PLANNED COMMUNITY - SFD/CONDO			14	1						3	<b>18</b>
PLANNED COMMUNITY - SFD/CONDO/TH			10	1						2	<b>13</b>
PLANNED COMMUNITY - SFD/MH			2	-						1	<b>3</b>
PLANNED COMMUNITY - SFD/TH			22	3	1					3	<b>29</b>
PLANNED COMMUNITY - SFD/TH/MH			1								<b>1</b>
PLANNED COMMUNITY - TWNHSE	8		237	16	2	1				46	<b>310</b>
MASTER - NO UNITS			1							1	<b>2</b>
<b>TOTAL</b>	<b>26</b>	<b>2</b>	<b>2,643</b>	<b>82</b>	<b>14</b>	<b>3</b>	<b>10</b>	<b>11</b>	<b>4</b>	<b>495</b>	<b>3,290</b>

### KEY

TWNHSE/TH    TOWNHOUSE  
M/H            MANUFACTURED HOUSE  
SFD            SINGLE-FAMILY DEWELLING

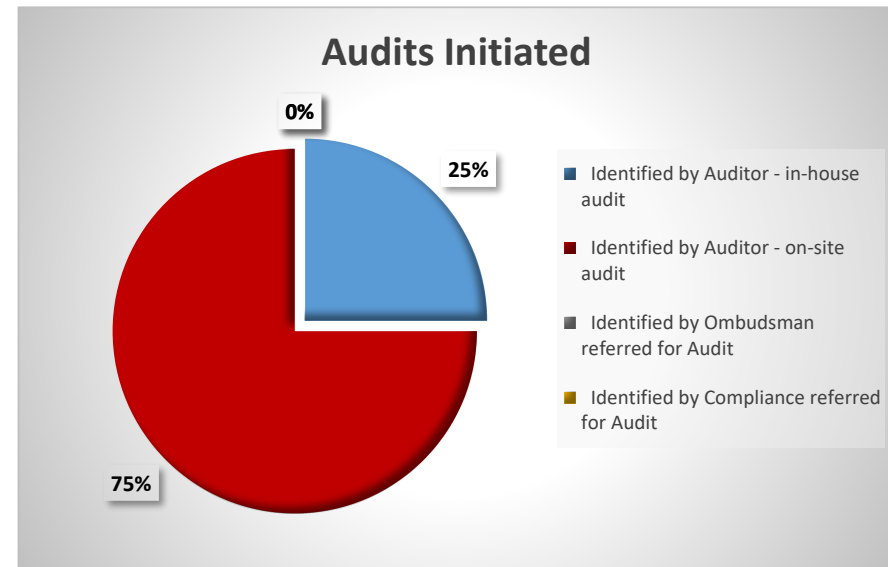
## Auditor Report

<b>Carryover from FY 18</b>	<b><u>6</u></b>
<b><u>Audits Conducted</u></b>	
Identified by Auditor - in-house audit	2
Identified by Auditor - on-site audit	6
Identified by Ombudsman referred for Audit	0
Identified by Compliance referred for Audit	0
<b>Total Audits Initiated</b>	<b><u>8</u></b>

\* Includes carryover audits included from previous year

<b><u>Disposition of Audits</u></b>	
Completed audits - compliance gained by Auditor	2
Completed audits referred to Compliance	5
<b>Total Audits Completed*</b>	<b><u>7</u></b>

<b><u>Special Projects</u></b>	
Financial Review - Association	2
Special Projects - Other	2
<b>Total Special Projects</b>	<b><u>4</u></b>



The Auditor analyzes association information submitted on forms submitted to the Division, determines areas of deficiency and subsequently engages the association in an audit. However, an audit may be initiated at the request of the Ombudsman, administrative staff, or investigator. The audit includes a review and analysis of the association’s governing documents, financial records, and other records requested, to identify areas of non-compliance. In addition to association audits, the Auditor may also assist the Ombudsman or Compliance section with association financial statement reviews and recommendations based on financial reviews on an as-needed basis.

## Alternative Dispute Resolution Report

New Claims Initiated	
Claims Filed	133

Responses Received	
Responses Received	46
Number of Filings(CLM & RSP)	179
Filing Fees Received	\$5,000.00

Mediation Requests	
Requests for Mediation	<b>123</b>
Bank/Mortgage Holder	1
Non-Bank/Mortgage Holder	122

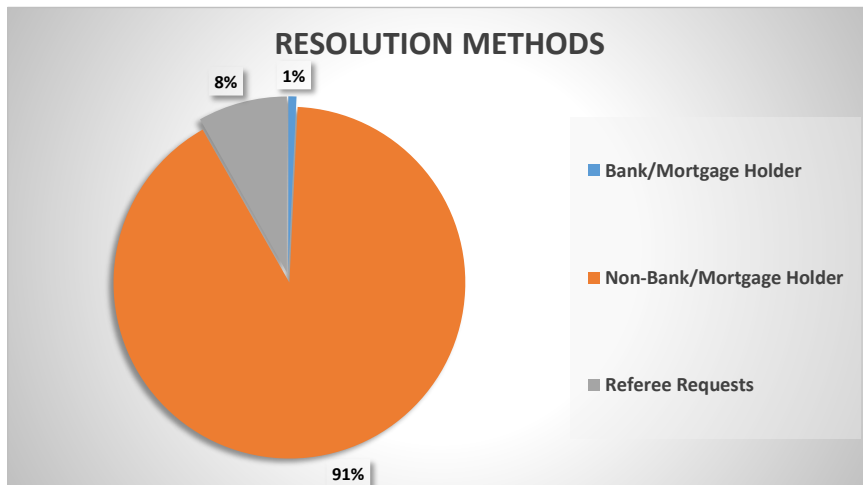
Referee Requests	
Referee Requests	11

Assigned Claims	
Mediation Assignments	38
Referee Assignments	0
FY18 Assigned Claims / Pending Mediation	22

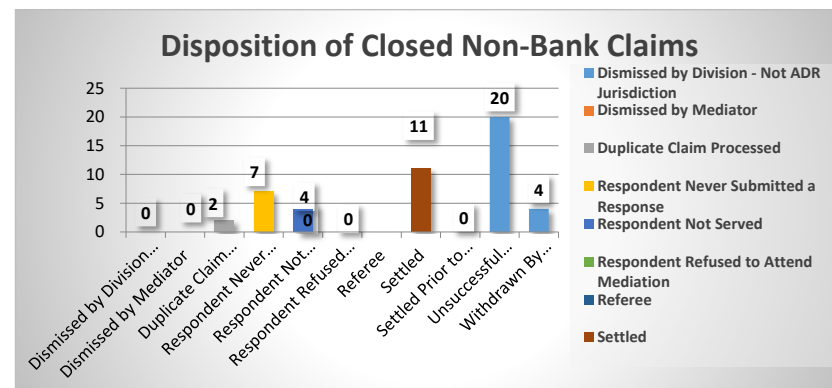
Closed Claims	
<b>Disposition of Closed Claims</b>	<b>48</b>
Dismissed by Division - Not ADR Jurisdiction	0
Dismissed by Mediator	0
Duplicate Claim Processed	2
Respondent Never Submitted a Response	7
Respondent Not Served	4
Respondent Refused to Attend Mediation	0
Referee	0
Settled	11
Settled Prior to Mediation	0
Unsuccessful Mediations	20
Withdrawn By Claimant	4

Bank Closed Claims	
<b>Bank Claims Closed</b>	21
Dismissed by Division - Not ADR Jurisdiction	1
Duplicate Claim Processed	0
Respondent Never Submitted a Response	2
Respondent Not Served	2
Respondent Refused to Attend Mediation	0
Settled	0
Settled Prior to Mediation	0
Unsuccessful Mediation	16
Withdrawn By Claimant	0

Subsidy	
Applications Received	58
Invoices Approved for Payment	35
Invoices Paid	\$11,193.77



\* Amount reflected due to internal decision.

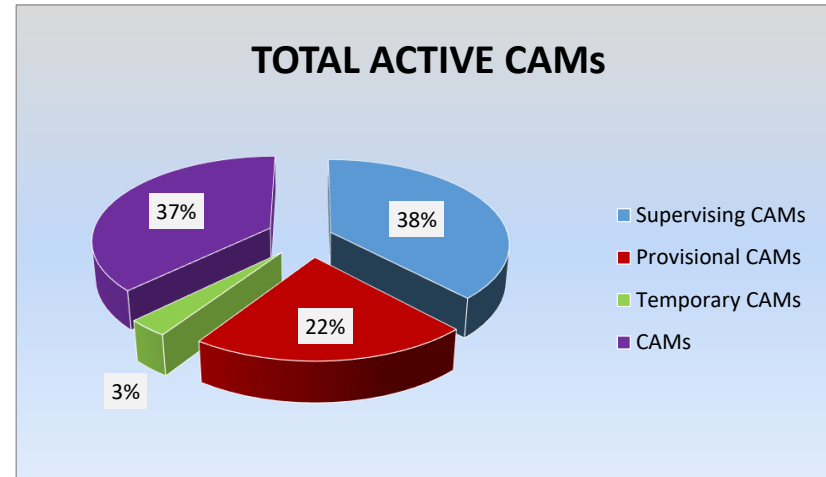




## Education and Training Report

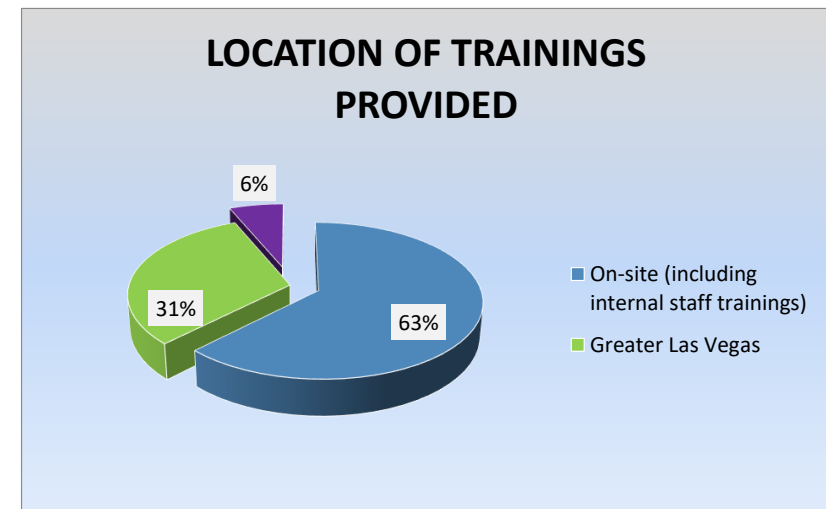
### EDUCATION OFFICER

<b>TOTAL ACTIVE CAMs</b>	<b>744</b>
Supervising CAMs	282
Provisional CAMs	160
Temporary CAMs	24
CAMs	278
<b>TOTAL ACTIVE CE COURSES</b>	<b>126</b>
Approved for General Credit	102
Approved for Law Credit	24
Newly Approved Courses	8
Renewed Courses	31
Course Offerings*	58
Audits Conducted by Division	0
Educational Materials Created/Published on Website**	9
Website Views (CIC pages)	1556



### TRAINING OFFICER

Training Topics Available	22
<b>TRAININGS PROVIDED</b>	<b>16</b>
On-site (including internal staff trainings)	10
Off-site (to associations upon request)	6
Greater Las Vegas	5
Henderson	1
Pahrump	
Northern Nevada	
<b>Increase from FY 17 ***</b>	<b>-40%</b>
<b>ATTENDEES</b>	<b>298</b>
<b>Increase from FY 17</b>	<b>-7%</b>



\*Courses can be presented more than once. Division applies credits to each licensed attendee and tracks course evaluations.

\*\*Newsletters, flowcharts, handouts, brochures, manuals, slide shows, etc.

\*\*\* Teaching less classes with more attendees per class to be as efficient as possible.



**NEVADA REAL ESTATE DIVISION**

**COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS**

**OMBUDSMAN'S OFFICE - CIC COMPLIANCE/AUDIT SECTION**

**REPORTING PERIOD JULY 1, 2018 - SEPTEMBER 30, 2018**

**FISCAL YEAR 2018-2019**

## INTERVENTION AFFIDAVIT

Cases	South	North
Cases Opened YTD	22	4
Total # of Active Cases*	79	18
Total # of Cases Closed	21	2

\*68 cases rolled over from previous year

Aging Report - Active	South	North
90 days or less	20	4
3 to 6 months	21	7
6 to 9 months	19	4
9 months to 1 year	12	2
1 to 2 years	7	0
2 to 3 years	0	1
3 to 4 years	0	0
Total	79	18

Aging Report - Closed	South	North
90 days or less	4	1
3 to 6 months	8	1
6 to 9 months	0	0
9 months to 1 year	6	0
1 to 2 years	3	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	21	2



## DEMOGRAPHICS

Active Cases South	
Boulder City	3
Henderson	11
Las Vegas	58
Laughlin	0
Mesquite	0
N. Las Vegas	3
Pahrump	4
<b>Total</b>	<b>79</b>

Active Cases North	
Glenbrook	1
Carson City	1
Incline Village	5
Reno	6
Sparks	2
West Wendover	1
Virginia City	1
Zephyr Cove	1
<b>Total</b>	<b>18</b>

Closed Cases South	
Boulder City	1
Henderson	4
Las Vegas	12
Laughlin	1
Mesquite	0
Longdale	2
N. Las Vegas	0
Pahrump	1
<b>Total</b>	<b>21</b>

Closed Cases North	
Incline Village	2
Sparks	0
Reno	0
West Wendover	0
Zephyr Cove	0
<b>Total</b>	<b>2</b>

Outcome of Closed Cases	South	North
CLOSED AT CLAIMANT'S REQUEST	2	0
COMPLIANCE DEMAND LETTER	1	0
DIVISION RESOLVED ALLEGATIONS	1	0
DUPLICATE CASE	0	0
LETTER OF INSTRUCTION	5	1
NONJURISDICTIONAL	0	0
NO VIOLATION	9	0
RECOMMENDATION FOR HEARING - CIC	1	0
STATUTE OF LIMITATION EXPIRED	0	0
SUBMITTED FOR HEARING CICCH	0	0
TERMINATED INVESTIGATION	0	0
UNSUBSTANTIATED ALLEGATIONS	2	1

### Top Five NRS & NAC 116 Alleged Issues

#### Alleged Issues SOUTH

NRS 116; 116A; 116B		
	Active	Closed
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	31	8
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	22	4
NRS 116.3108 - UNITS' OWNERS / MEETINGS	9	0
NRS 116.31152 - STUDY OF RESERVE	9	0
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	7	1

#### Alleged Issues SOUTH

NAC 116; 116A; 116B		
	Active	Closed
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	12	1
NAC 116.385 - EXECUTIVE BOARD: SUBMISSION TO DIVISION OF CONTACT INFORMATION FOR MEMBERS	2	0
NAC 116.305 - MGMT AGREEMENT / EVIDENCE OF INSURANCE	1	0
NAC 116.465 - FEE FOR PREP./CERTIFICATE FOR RESALE OF UNIT	1	0
NAC 116A.345 - PROHIBITED ACTS	1	0

#### Alleged Issues NORTH

NRS 116; 116A; 116B		
	Active	Closed
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	7	0
NRS 116.3102 - HOA / POWERS	2	0
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	2	0
NRS 116.3108 - UNITS' OWNERS / MEETINGS	2	0
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	1	0

#### Alleged Issues NORTH

NAC 116; 116A; 116B		
	Active	Closed
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	2	0
NAC 116.457 - PREPARATION, CONTENTS AND AVAILABILITY OF AUDITED FINANCIAL STATEMENTS; QUALIFICATIONS OF AUDITOR	1	0
NAC 116A.325 - MANAGEMENT AGREEMENT; EVIDENCE OF INSURANCE	1	0

## Complete Lists of NRS & NAC 116 Alleged Issues

### Alleged Issues SOUTH

NRS 116; 116A; 116B		
	Active	Closed
NRS 116.1113 - OBLIGATION OF GOOD FAITH	5	1
NRS 116.2101 - CREATION OF A COMMON-INTEREST COMMUNITY	1	0
NRS 116.2111 - ALTERATION OF UNITS; ACCESS TO UNITS	1	0
NRS 116.2117 - AMENDMENT OF DECLARATION	1	0
NRS 116.3101 - HOA / ORGANIZATION	2	0
NRS 116.3102 - HOA / POWERS	3	0
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	31	8
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	5	1
NRS 116.31032 - DECLARANT / CONTROL PERIOD	1	1
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	22	4
NRS 116.31035 - PUBLICATIONS REQUIREMENT; LIMITATIONS	0	1
NRS 116.31036 - EXECUTIVE BOARD / MEMBER REMOVAL	2	1
NRS 116.31038 - DECLARANT / DELIVERLY TO HOA OF PROPERTY HELD	2	1
NRS 116.3106 - BYLAWS	1	0
NRS 116.31065 - RULES	3	2
NRS 116.3107 - CIC / UPKEEP	2	2
NRS 116.3108 - UNITS' OWNERS / MEETINGS	9	0
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	6	3
NRS 116.31084 - VOTING BY MEMBER OF EXECUTIVE BOARD; DISCLOSURES; ABSTENTION FROM VOTING ON CERTAIN MATTERS	2	2
NRS 116.31085 - UNITS' OWNERS / RIGHT TO SPEAK AT CERTAIN MEETINGS	4	2
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE	6	0
NRS 116.31087 - UNITS' OWNERS / RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	4	0
NRS 116.31088 - MEETINGS REGARDING CIVIL ACTION; RIGHTS TO REQUEST DISMISSAL OF CIVIL ACTION	4	0
NRS 116.3109 - QUORUM	4	0
NRS 116.31107 - VOTING BY UNITS' OWNERS; PROHIBITED ACTS; PENALTY	2	0
NRS 116.31135 - INSURANCE / REPAIR OR REPLACEMENT OF DAMAGED OR DESTROYED PORTION OF COMMON	1	0
NRS 116.311395 - FUNDS DEPOSITED IN FDIC INSURED INSTITUTION	1	0
NRS 116.3114 - SURPLUS FUNDS	5	1
NRS 116.31142 - PREPARATION & PRESENTATION OF FINANCIAL STATEMENTS	2	0
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	5	2
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	7	1
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	7	0

NRS 116.31152 - STUDY OF RESERVE	9	0
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	7	2
NRS 116.31155 - HOA / FEES IMPOSED FOR ADMINISTRATIVE FEES & PENALTIES	1	0
NRS 116.31158 - HOA / REGISTRATION W/ OMB	6	0
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	6	2
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RESALE OF	3	0
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	2	1
NRS 116.31184 - THREATS & HARRASSMENT	4	1
NRS 116.31185 - PROHIBITION / CERTAIN PERSONNEL SOLICITING OR ACCEPTING COMPENSATION	6	1
NRS 116.31187 - PROHIBITION / CERTAIN PERSONNEL ACCEPTING COMPENSATION FROM HOA	4	0
NRS 116.345 - ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACTION	1	0
NRS 116.4109 - RESALE OF UNITS	3	0
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	2	1
NRS 116B.615 - SIGNATURES REQUIRED FOR WITHDRAWAL - RESERVE ACCT.	1	0

### Alleged Issues SOUTH

<b>NAC 116; 116A; 116B</b>		
	<b>Active</b>	<b>Closed</b>
NAC 116.305 - MGMT AGREEMENT / EVIDENCE OF INSURANCE	1	0
NAC 116.385 - EXECUTIVE BOARD: SUBMISSION TO DIVISION OF CONTACT INFORMATION FOR MEMBERS	2	0
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	12	1
NAC 116.465 - FEE FOR PREP./CERTIFICATE FOR RESALE OF UNIT	1	0
NAC 116A.345 - PROHIBITED ACTS	1	0

### Alleged Issues NORTH

<b>NRS 116; 116A; 116B</b>		
	<b>Active</b>	<b>Closed</b>
NRS 116.2101 - CREATION OF A COMMOM-INTEREST COMMUNITY	1	0
NRS 116.3102 - HOA / POWERS	2	0
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	7	0
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	1	0
NRS 116.31032 - DECLARANT / CONTROL PERIOD	1	0
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	2	0
NRS 116.31038 - DECLARANT / DELIVERLY TO HOA OF PROPERTY HELD	1	0
NRS 116.3107 - CIC / UPKEEP	1	0
NRS 116.3108 - UNITS' OWNERS / MEETINGS	2	0
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	1	0

NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE BOARD	1	0
NRS 116.31088 - MEETINGS REGARDING CIVIL ACTION; RIGHTS TO REQUEST DISMISSAL OF CIVIL ACTION	1	0
NRS 116.3112 - DECLARANT / CONVEYANCE OR ENCUMBRANCE TO HOA OF COMMON ELEMENTS	1	0
NRS 116.3113 - INSURANCE / GENERAL REQUIREMENTS	1	0
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	4	0
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	6	1
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	3	0
NRS 116.31152 - STUDY OF RESERVE	4	0
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	6	1
NRS 116.31158 - HOA / REGISTRATION W/ OMB	1	0
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	3	0
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	1	0
NRS 116A.400 - PROHIBITED FROM ACTING AS CM WITHOUT CERTIFICATE	1	0
NRS 116A.610 - CM TO DISCLOSE INFO. BEFORE MGMT. CONTRACT	1	0
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	1	0
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	3	0
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	2	0

### Alleged Issues NORTH

<b>NAC 116; 116A; 116B</b>		
	<b>Active</b>	<b>Closed</b>
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	2	0
NAC 116.457 - PREPARATION, CONTENTS AND AVAILABILITY OF AUDITED FINANCIAL STATEMENTS; QUALIFICATIONS OF AUDITOR	1	0
NAC 116A.325 - MANAGEMENT AGREEMENT; EVIDENCE OF INSURANCE	1	0



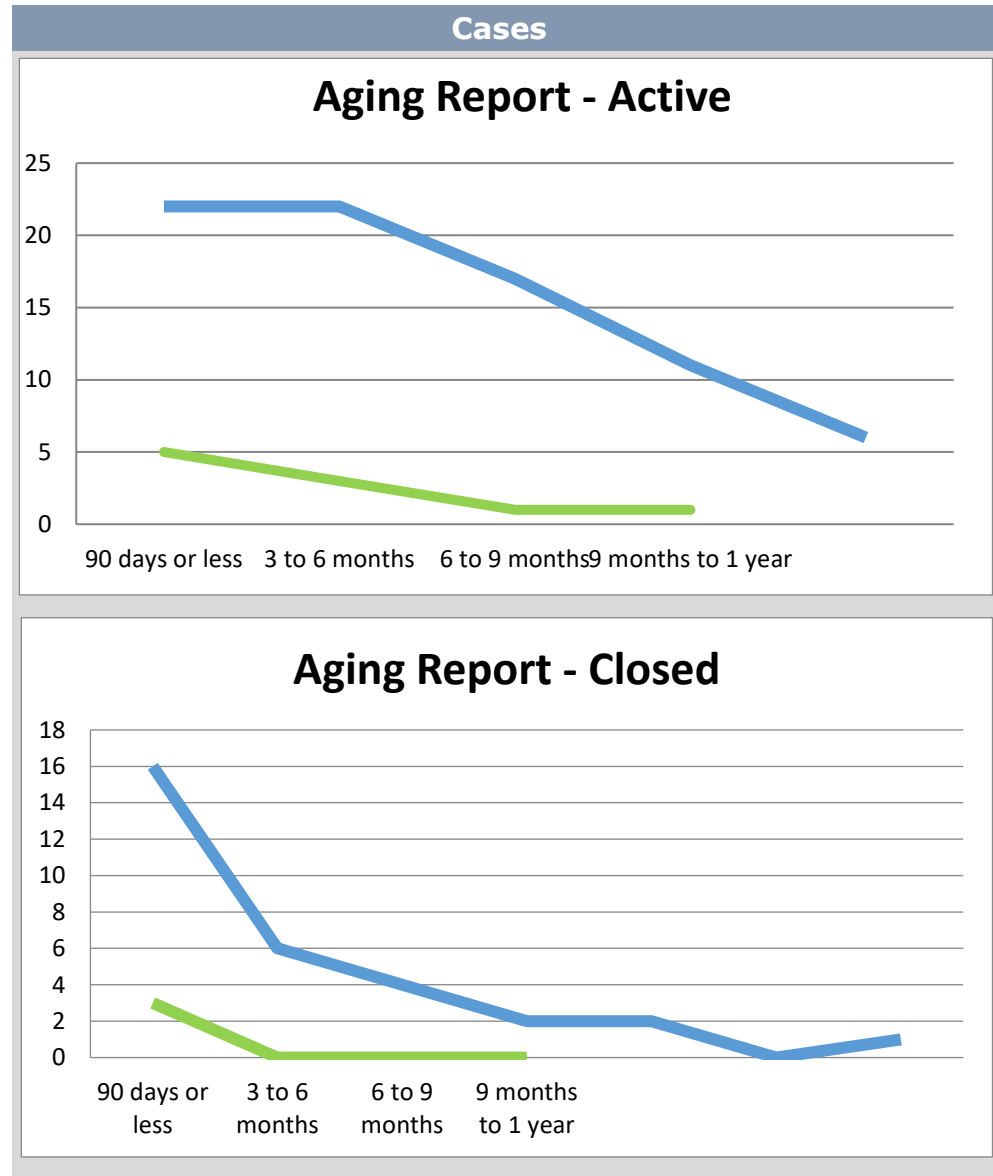
## Statement of Fact

Cases	South	North
Cases Opened YTD	23	6
Total # of Active Cases*	78	10
Total # of Cases Closed	31	3

\* 56 cases rolled over from previous year

Aging Report - Active	South	North
90 days or less	22	5
3 to 6 months	22	3
6 to 9 months	17	1
9 months to 1 year	11	1
1 to 2 years	6	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	78	10

Aging Report - Closed	South	North
90 days or less	16	3
3 to 6 months	6	0
6 to 9 months	4	0
9 months to 1 year	2	0
1 to 2 years	2	0
2 to 3 years	0	0
3 to 4 years	1	0
Total	31	3



## DEMOGRAPHICS

Active Cases South	
Boulder City	1
Henderson	17
Las Vegas	59
Laughlin	0
Mesquite	0
N. Las Vegas	1
Pahrump	0
<b>Total</b>	<b>78</b>

Active Cases North	
Carson City	1
Incline Village	3
Reno	4
Sparks	1
Virginia City	0
West Wendover	0
Zephyr Cove	1
<b>Total</b>	<b>10</b>

Closed Cases South	
Boulder City	0
Henderson	7
Las Vegas	22
Laughlin	0
Mesquite	0
N. Las Vegas	2
Pahrump	0
<b>Total</b>	<b>31</b>

Closed Cases North	
Incline Village	1
Sparks	0
Reno	2
West Wendover	0
Sparks	0
Zephyr Cove	0
<b>Total</b>	<b>3</b>

Outcome of Closed Cases	South	North
CLOSED ADMIN. SANCTION	1	0
CLOSED AT CLAIMANT'S REQUEST	1	0
DIVISION RESOLVED ALLEGATIONS	2	0
DUPLICATE CASE	3	0
FORWARDED TO DISCIPLINE (LAO) FOR HEARING	2	0
LETTER OF INSTRUCTION	0	1
NONJURISDICTIONAL	7	1
NO VIOLATION FOUND	6	0
RECOMMENDATION FOR HEARING - CIC	0	0
STATUTE OF LIMITATION EXPIRED	0	0
SUBMITTED FOR HEARING CICCH	4	1
TERMINATED INVESTIGATION	5	0
UNSUBSTANTIATED LETTER	0	0

### Top Five NRS & NAC 116 Alleged Issues

#### Alleged Issues SOUTH

NRS 116; 116A; 116B		
	Active	Closed
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	37	24
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	9	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	6	1
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE; CHANGES; TERMINATION	5	1
NRS 116A.400 - PROHIBITED FROM ACTING AS CM WITHOUT CERTIFICATE	3	1

#### Alleged Issues SOUTH

NAC 116; 116A; 116B		
	Active	Closed
NAC 116A.340 - CHANGE OF NAME/ADDRESS/ASSN. OR SUPERVISING CM	3	0
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	2	2
NAC 116.300 - CAM / DUTIES	2	0
NAC 116.465 - FEE FOR PREP./CERTIFICATE FOR RESALE OF UNIT	1	1

#### Alleged Issues NORTH

NRS 116; 116A; 116B		
	Active	Closed
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	5	1
NRS 116A.400 - PROHIBITED FROM ACTING AS CM WITHOUT CERTIFICATE	3	1
NRS 116.3108 - UNITS' OWNERS / MEETINGS	1	0
NRS 116.345 - ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACTION	1	0

#### Alleged Issues NORTH

NAC 116; 116A; 116B		
	Active	Closed
NAC 116A.325 - MANAGEMENT AGREEMENT; EVIDENCE OF INSURANCE	1	0

## Complete List of NRS & NAC 116 Alleged Issues

### Alleged Issues SOUTH

NRS 116; 116A; 116B	Active	Closed
NRS 116.2104 - DESCRIPTION OF UNITS	1	0
NRS 116.2117 - AMENDMENT OF DECLARATION	1	0
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	0	0
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	0	1
NRS 116.310315 ACCT. FOR FINES/PROHIBITION FEES TOWARD FINES	0	0
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	1	0
NRS 116.31036 - EXECUTIVE BOARD / MEMBER REMOVAL	1	0
NRS 116.31065 - RULES	0	0
NRS 116.3107 - CIC / UPKEEP	2	0
NRS 116.31073 - MAINTENANCE, REPAIR, RESTORATION AND REPLACEMENT OF SECURITY WALLS	1	0
NRS 116.3108 - UNITS' OWNERS / MEETINGS	1	0
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	1	0
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE BOARD	0	0
NRS 116.311 - UNITS' OWNERS / VOTING	0	0
S 116.31135 - INSURANCE / REPAIR OR REPLACEMENT OF DAMAGED OR DESTROYED PORTION OF COMMON ELEMENTS	2	0
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	2	0
NRS 116.31152 - STUDY OF RESERVE	2	0
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	9	1
NRS 116.31155 - HOA / FEES IMPOSED FOR ADMINISTRATIVE FEES & PENALTIES	0	0
NRS 116.31158 - HOA / REGISTRATION W/ OMB	1	0
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	6	1
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	3	0
NRS 116.31184 - THREATS & HARRASSMENT	2	3
NRS 116.31185 - PROHIBITION / CERTAIN PERSONNEL SOLICITING OR ACCEPTING COMPENSATION	0	0
NRS 116.335 - PROHIBITION TO OBTAIN APPROVAL TO RENT OR LEASE; EXCEPTIONS	1	0
NRS 116A.400 - PROHIBITED FROM ACTING AS CM WITHOUT CERTIFICATE	3	1
NRS 116A.410 - CERTIFICATE ISSUED; TEMP. CERTIFICATE; BONDS; FEES	1	0
NRS 116A.610 - CM TO DISCLOSE INFO. BEFORE MGMT. CONTRACT	1	0
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	5	1
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	37	24
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	2	3
NRS 116B.630 - LIENS AGAINST UNIT FOR ASSESSMENTS	1	0

## Alleged Issues SOUTH

<b>NAC 116; 116A; 116B</b>		
	<b>Active</b>	<b>Closed</b>
NAC 116.300 - CAM / DUTIES	2	0
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	1	0
NAC 116.465 - FEE FOR PREP./CERTIFICATE FOR RESALE OF UNIT	1	1
NAC 116A.325 - MANAGEMENT AGREEMENT; EVIDENCE OF INSURANCE	1	1
NAC 116A.320 - COMPLIANCE WITH STATUTORY STANDARDS OF PRACTICE	0	1
NAC 116A.340 - CHANGE OF NAME/ADDRESS/ASSN. OR SUPERVISING CM	3	0
NAC 116A.350 - ALLEGATIONS OF MISCONDUCT/ACTION BY ADMINISTRATOR	1	0
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	2	2

## Alleged Issues NORTH

<b>NRS 116; 116A; 116B</b>		
	<b>Active</b>	<b>Closed</b>
NRS 116.345 - ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACTION	1	0
NRS 116.2102 - UNIT BOUNDARIES	0	1
NRS 116.3108 - UNITS' OWNERS / MEETINGS	1	0
NRS 116A.400 - PROHIBITED FROM ACTING AS CM WITHOUT CERTIFICATE	3	1
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	5	1
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	0	0
	0	0

## Alleged Issues NORTH

<b>NAC 116; 116A; 116B</b>		
	<b>Active</b>	<b>Closed</b>
NAC 116A.300 - CAM / DUTIES	0	0
NAC 116A.325 - MANAGEMENT AGREEMENT; EVIDENCE OF INSURANCE	1	0