

STEVE SISOLAK
Governor

STATE OF NEVADA

MICHAEL J. BROWN
Director



SHARATH CHANDRA
Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

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**NOTICE & AGENDA OF PUBLIC
MEETING**

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

MARCH 12 -14, 2019

The Nevada Commission for Common-Interest Communities and Condominium Hotels will conduct a meeting **TUESDAY, MARCH 12, 2019 beginning at 9:00 a.m. through THURSDAY, MARCH 14, 2019 or until the Commission concludes its business** at the following locations:

**NEVADA STATE BUSINESS CENTER
3300 WEST SAHARA AVENUE
NEVADA ROOM, SUITE 400
LAS VEGAS, NV 89102**

**VIDEO CONFERENCE:
DIVISION OF INSURANCE
1818 E. COLLEGE PARKWAY
SUITE 103
CARSON CITY, NV 89706**

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 Samiel Williams at (702) 486-4606, prior to the meeting so arrangements may be conveniently made.

1) COMMISSION/DIVISION BUSINESS:

- A) Call to order; introduction of commissioners in attendance; and establish quorum.
- 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) DIVISION BUSINESS:

- A) Administrator's report:
 - 1. Personnel; and
 - 2. Pending litigation.
- B) Ombudsman's report:
 - 1. Intervention Program;
 - 2. Informal Conferences;
 - 3. Alternative Dispute Resolution filings and subsidy claims;
 - 4. Auditor's Report;
 - 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) Administrative sanction report.

4) COMMISSION BUSINESS: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:

- A) Discussion regarding the State of Nevada Controller's Office debt collection process for fines issued by the Commission.
- B) Discussion regarding Commissioners' speaking engagement requests.
- C) For possible action: Discussion and decision to approve minutes of November 6, 2018 Commission meeting.
- D) Discussion regarding 2019 legislative bills and bill draft requests ("BDR") related to NRS 116 and 116A which may impact the Commission and/or Division including, but not limited to:
 - 1) Assembly Bill 161 relating to common-interest communities; prohibiting common-interest communities from restricting the ownership of pets by a unit's owner under certain circumstances; and providing other matters properly relating thereto.
 - 2) Assembly Bill 31 relating to common-interest communities; requiring an applicant for a certificate as a community manager or registration as a reserve

study specialist to submit an application and undergo a background investigation; and providing other matters properly relating thereto.

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

- A) NRED v. Malinda Ann Baldrige, for possible action
Case No. 2018-1027
Type of Respondent: Community Manager
License# CAM.0001405-SUPR

- B) NRED v. Sherryl Baca, for possible action
Case No. 2017-1579 and 2018-136
Type of Respondent: Community Manager
License# CAM.00001439.SUPR

- C) NRED v. Thomas Kelly, for possible action
Case No. 2018-395
Type of Respondent: Community Manager
License# CAM.000025.SUPR

- D) NRED v. Diamond Creek Homeowners Association, for possible action
Case No. 2017-1826
Type of Respondent: Board Members and Officers

- E) 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

- F) NRED v. Pecos Creek Homeowners Association, Rodolfo Rocha, Omar Guerra, and Ofelia Santos, for possible action
Case No. 2016-1949
Type of Respondent: Executive Board

- G) NRED v. Teresa Drakeley, for possible action
Case No. 2018-68
Type of Respondent: Community Manager
License# CAM.0008767-PROV

- H) NRED v. Mountain Gate Homeowners Association, Doris Markham, Lillie Wyatt, Susan South and Robert South, for possible action
Case No. 2017-2046
Type of Respondent: Executive Board

- I) NRED v. Shadow Wood Homeowners Association and Jose Escalona, for possible action
Case No. 2018-680
Type of Respondent: Director

J) NRED v. Terra Linda Townhouse Homeowners Association, for possible action
Case No. 2018-892
Type of Respondent: Executive Board

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

7) 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.***

8) 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:

**Nevada Real Estate Division
1818 E. College Pkwy, Ste. 110
Carson City, Nevada 89706-7986**

**Nevada Real Estate Division
3300 W. Sahara Ave. Ste. 350
Las Vegas, Nevada 89102
www.red.nv.gov**

**Nevada Association of Realtors
760 Margrave Drive, Ste. 200
Reno, Nevada 89502**

**Sierra Nevada Association of Realtors
300 South Curry Street Ste. 3
Carson City, Nevada 89703**

**Elko Board of Realtors
557 W. Silver Street, Ste. 201B
Elko, Nevada 89801**

**Greater LV Association of Realtors
6360 S. Rainbow Blvd
Las Vegas, Nevada 89118**

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

**CAMEO, Inc.
9101 W. Sahara Ave., Ste. 105-J24
Las Vegas, Nevada 89117**

**Nevada State Library
100 Stewart Street
Carson City, Nevada 89710**

**Community Association Institute
Nevada Chapter
9171 W. Flamingo Rd. #100
Las Vegas, Nevada 89147**

**Reno/Sparks Association of Realtors
5650 Riggins Court, Ste. 200
Reno, Nevada 89502**

**Nevada Public Notice Website
www.notice.nv.gov**

CONTACT FOR SUPPORTING MATERIALS FOR LISTED AGENDA ITEMS:

**Samuel Williams
Commission Coordinator
Nevada Real Estate Division
3300 W. Sahara Ave., Suite 350
Las Vegas, Nevada 89102
Phone#: 702-486-4606
Fax#: 702-486-4067
Email: sdwilliams@red.nv.gov**