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

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

vs.

The Colony, Luis Villareal, Alan Mehr,  
Allen Nichols, and Marc Morger,  
Respondents.

Case No. 2018-1058

**FILED**

AUG 07 2020

NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

*Kelley Valadez*

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**ORDER REMOVING LUIS VILLAREAL FROM THE BOARD**

This matter came on for hearing before the Commission for Common-Interest Communities and Condominium Hotels, State of Nevada (the "Commission"), during a regular agenda on August 4, 2020, via telephone and video with no physical public location (as permitted by the Governor's Declaration of Emergency, Directive 006, as extended by Directive 029) (the "Hearing"). Respondents Alan Mehr and Marc Morger appeared by video, no other Respondents appeared. Michelle D. Briggs, Senior Deputy Attorney General, appeared on behalf of the Real Estate Division of the Department of Business and Industry, State of Nevada (the "Division").

Mr. Morger and Mr. Mehr confirmed that no action had been taken to hire a community manager and Mr. Villareal was not communicating with the other board members.

For good cause appearing, the Commission finds and orders as follows:

**WHEREAS, RESPONDENT LUIS VILLAREAL** knowingly and willfully failed to comply with this Commission's Findings of Fact, Conclusions of Law, and Order dated May 28, 2020; and

**WHEREAS, it is in the best interests of The Colony** (the "Association), a common

1 interest community in the State of Nevada, for RESPONDENT LUIS VILLAREAL to be  
2 removed from the Association's board of directors and as an officer.

3 **THEREFORE, IT IS HEREBY ORDERED** that RESPONDENT LUIS  
4 VILLAREAL is immediately removed from the Association's board and as an officer of  
5 the Association for no less than 10 years from the date of this Order.

6 **IT IS FURTHER ORDERED** that the Association shall hire a community  
7 manager on or before October 1, 2020 and the Association's community manager shall  
8 report to the Commission at its October 27-29, 2020 meeting.

9 The Commission reserves the right to impose additional discipline.

10 **IT IS SO ORDERED.**

11 Dated: August 6, 2020.

12 Commission for Common-Interest Communities  
13 and Condominium Hotels, Department of Business  
& Industry, State of Nevada

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15 By:   
Michael Burke, Chairman

16 Submitted by:

17 AARON D. FORD  
18 Attorney General

19 By: /s/ Michelle D. Briggs  
20 Michelle D. Briggs  
21 Senior Deputy Attorney General  
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