



DEPARTMENT OF BUSINESS AND INDUSTRY

REAL ESTATE DIVISION

3300 W. Sahara Avenue, Suite 350
Las Vegas, Nevada 89102
(702) 486-4606 Fax (702) 486-4067
E-mail: kvaladez@red.nv.gov
www.red.nv.gov

**NOTICE & AGENDA OF PUBLIC
MEETING**

OF THE

NEVADA COMMISSION FOR COMMON-INTEREST COMMUNITIES AND
CONDOMINIUM HOTELS

MAY 19-21, 2020

The Nevada Commission for Common-Interest Communities and Condominium Hotels meeting **beginning on TUESDAY, MAY 19, 2020 9:00 a.m. through THURSDAY, MAY 21, 2020 or until the Commission concludes its business. Members of the public can listen to the meeting and participate during the agenda items designated for public comment by telephone.**

DIAL-IN NUMBER: (978) 990-5164

ACCESS CODE: 5668504

PUBLIC NOTICE: Pursuant to Section 1 of the Declaration of Emergency Directive 006 (“Directive 006”), the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate has been suspended. Moreover, pursuant to Section 3 of Directive 006, the requirements contained in NRS 241.020(4)(a) that public notice agendas be posted at physical locations within the State of Nevada has likewise been suspended. See, http://gov.nv.gov/uploadedFiles/govnewnv.gov/Content/News/Emergency_Orders/2020/DeclarationofEmergencyDirective006reOML.3-21-20.pdf.

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 by the discretion of the Chair. Items may also be combined for consideration or 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. Pursuant to NRS 241.030 the Commission may conduct a closed meeting to consider the character, allegations of misconduct, professional competence, or physical and mental health of a person.

PUBLIC COMMENT: Public Comment may be limited to three minutes per person at the discretion of the Chair. The Commission may only take action on those items denoted as potential action items. To provide public testimony by telephone during the agenda items designated for public comment, members of the public may call any time after 8:30 a.m. on May 19-21, 2020 or until the Commission concludes its business. Members of the public may submit written public comment by email to Kelly Valadez, Commission Coordinator, at kvaladez@red.nv.gov.

NOTICE: 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).

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 IT TO THE COMMISSION COORDINATOR. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

3) DISCIPLINARY ACTION: HEARINGS AND POSSIBLE ACTION BY THE COMMISSION:

- A) NRED v. Sherryl Baca, for possible action
Case No. 2018-660 and 2018-812
Type of Respondent: CAM.0001439-SUPR
- B) NRED v. Belcourt Owners Association, Angela Berliner, Marcia Creamer, Jesse Zambrano and John Carter, for possible action
Case No. 2018-172
Type of Respondent: Board Members
- C) NRED v. The Colony, Luis Villareal, Alan Mehr, Allen Nichols, and Marc Morger, for possible action
Case No. 2018-1058
Type of Respondent: Board Members
- D) NRED v. Gerald Marks, for possible action
Case No. 2018-952
Type of Respondent: CAM.0000086-SUPR
- E) NRED v. Gerald Marks, for possible action
Case No. 2018-978
Type of Respondent: CAM.0000086-SUPR

- F) NRED v. Gerald Marks, for possible action
Case No. 2019-409
Type of Respondent: CAM.0000086-SUPR
- G) NRED v. Michael Skahill, for possible action
Case No. 2018-1026
Type of Respondent: CAM.0007489-SUPR
- H) NRED v. Silverstone Ranch Community Association, Thomas Masson, Chrisa Chen, Colleen Malany, Katrina Townsend, Frank Anderson, and William Walter, for possible action
Case No. 2018-1322
Type of Respondent: Board Members
- I) NRED v. Lisa Tufano, for possible action
Case No. 2018-977
Type of Respondent: CAM.0008712
- J) NRED v. Vistana Condominium Owners Association, Carlos Aguirre, Victor Chill, John Rhodes and Linda Williams, for possible action
Case No. 2019-89
Type of Respondent: Board Members

4) DIVISION BUSINESS:

- A) Administrator's report.
- B) Ombudsman's reports on:
 1. Intervention Affidavits;
 2. Informal Conferences;
 3. Number and Types of Associations Registered Within the State;
 4. Auditor's Report;
 5. Alternative Dispute Resolution Program;
 6. Education and Training Officers' Reports; and
 7. Compliance Section Report.
- C) Licensee and board member discipline report.
- D) Administrative sanction report.

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

- A) For possible action: Discussion and decision regarding changes, additions and deletions to NAC 116, NAC 116A or NAC 116B including but not limited to:
 1. NAC 116.410 and NAC 116B.160 regarding the adoption by reference of reporting principles and practices of financial accounting; and,
 2. NAC 116.465 regarding fees for the preparation of certificate for resale of unit.
- B) Discussion regarding the State of Nevada Controller's Office debt collection process for fines issued by the Commission.
- C) Discussion regarding Commissioners' speaking engagement requests.
- D) For possible action: Discussion and decision to approve minutes of December 3, 2019 Commission meeting.

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 IT 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 State Business Center
3300 W. Sahara Ave.
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:

Kelly Valadez
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: kvaladez@red.nv.gov