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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

CASE NO. 2018-172

Petitioner,

vs.

Belcourt Owners Association, Angela Berliner,  
Marcia Creamer, Jesse Zambrano and John Carter,

Respondents.

**STIPULATION AND ORDER TO CONTINUE**

IT IS HEREBY STIPULATED AND AGREED by and between the parties hereto that:

1. The Respondents have held a vote per the Bylaws and CC&Rs and a Community Manager has been chosen and approved. Prime Management is now the Community Manager.
2. A new Board has been elected per the Bylaws and CC&Rs.
3. Respondents Berliner, Creamer, Zambrano and Carter voluntarily stepped down from their Board positions. They further are precluded from seeking a seat on the Board for a period of five years.
4. Prime Management has done and is currently undertaking the following:
  - Board Acclimation completed, organizational done.
  - 602 Forms and Bank cards are complete.
  - Copies of NRS116 and NAC116 have been provided to the new Board.
  - Board training is being provided.
  - Prime has opened new bank accounts on behalf of the HOA.
  - Prime is currently inputting all financial information and the 2020 Budget information into their system.
  - Prime has updated the Board information with the Secretary of State.
  - Prime is working with each vendor of the HOA and setting them up in their system, which includes obtaining copies of all current business licenses, COIs and W9s.
  - Prime has notified all utility companies to have all billing sent to Prime's office.

1 [Stipulation and Order to Continue – Case No. 2018-172]

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3 5. The Respondents recently filed and served additional evidence to respond to the claims  
4 asserted against them. Despite this, in order to fully evaluate the claimed actions of the  
5 Respondents, the Attorney General has requested additional information, including  
6 financial records from 2019 and 2020.

7 6. It will take more than three weeks to research, attempt to obtain and produce the  
8 additional requested information, and then will take time for the Attorney General to  
9 review the same. However, the hearing in this matter is set for three weeks away.

10 7. Based on the above, the parties hereby agree that this matter may be continued to the  
11 Commission's next hearing, which will be set in 2021.

12 DATED October 12<sup>th</sup>, 2020.

DATED October 12<sup>th</sup>, 2020.

13 THORNDAL, ARMSTRONG, DELK,  
14 BALKENBUSH & EISINGER

SR. DEPUTY ATTORNEY GENERAL

15  
16 By: /s/ Kevin Diamond  
17 KEVIN R. DIAMOND, ESQ.  
18 Nevada Bar No. 4967  
19 1100 E. Bridger Avenue  
Las Vegas, Nevada 89125-2070  
Attorneys for Respondents

By: /s/ Michelle Briggs, Esq.  
MICHELLE BRIGGS, ESQ.  
Nevada Bar No.  
555 E. Washington Avenue, Ste. 3900  
Las Vegas, Nevada 89101  
Attorney for Petitioner

20  
21 **ORDER**

22 IT IS HEREBY ORDERED that the above terms are approved.

23 DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.  
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26 \_\_\_\_\_  
27 COMMISSIONER  
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1 Submitted by:

2 THORNDAL, ARMSTRONG, DELK,  
3 BALKENBUSH & EISINGER

4 By: /s/ Kevin Diamond

5 KEVIN R. DIAMOND, ESQ.

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9 Attorneys for Respondents