



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

OMBUDSMAN'S OFFICE

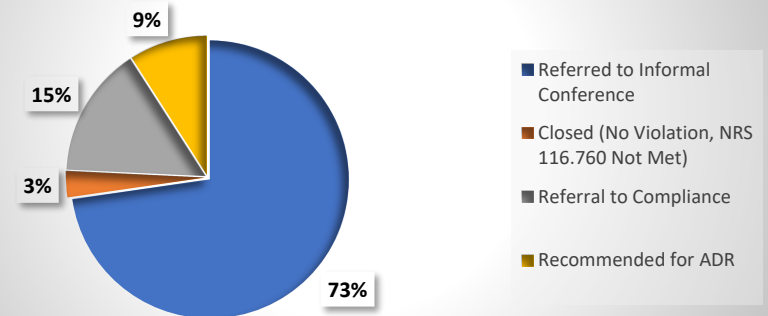
REPORTING PERIOD JULY 31 - SEPTEMBER 30

FISCAL YEAR 21 VS FISCAL YEAR 20

Intervention Affidavit Report

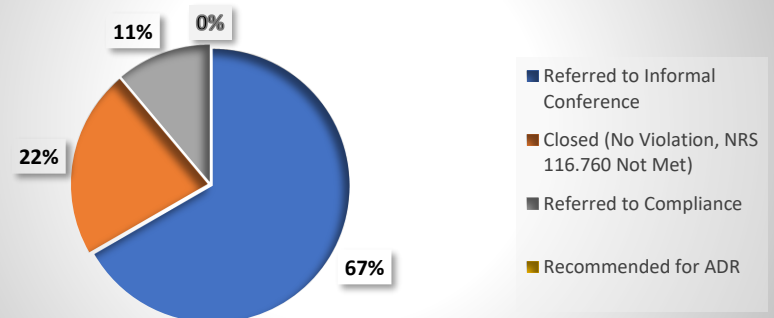
AFFIDAVITS - SOUTH	YTD Total	FY 20
Affidavits Received	33	43
Referred to Informal Conference	24	24
Closed (No Violation, NRS 116.760 Not Met)	1	1
Referral to Compliance	5	18
Recommended for ADR	3	0

**Completed Intervention Affidavits -
South - FY 21**



AFFIDAVITS - NORTH	YTD Total	FY 20
Affidavits Received	9	10
Referred to Informal Conference	6	10
Closed (No Violation, NRS 116.760 Not Met)	2	0
Referred to Compliance	1	0
Recommended for ADR	0	0

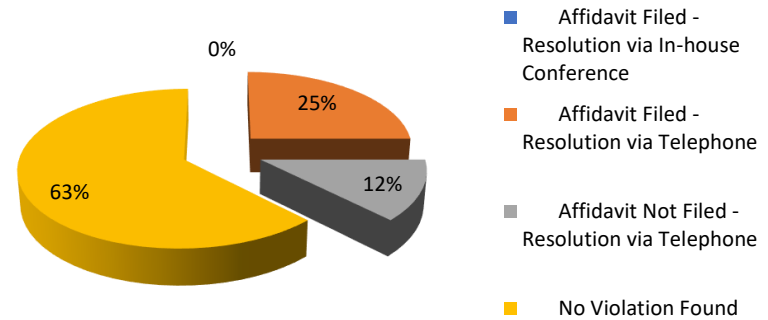
**Completed Intervention Affidavits -
North - FY 21**



Mediation Report

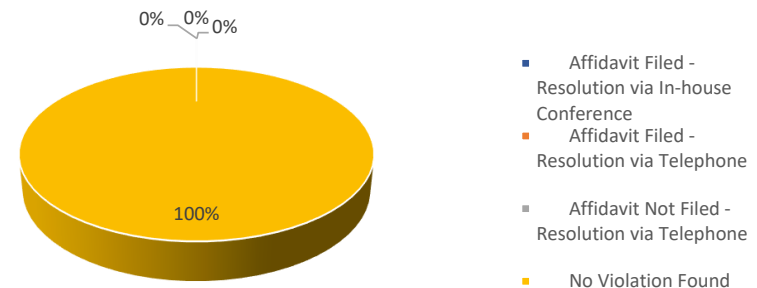
DISPOSITION OF COMPLAINTS - SOUTH		FY 20
Affidavit Filed - Resolution	3	12
Affidavit Filed - Resolution via In-house Conference	0	1
Affidavit Filed - Resolution via Telephone	2	6
Affidavit Not Filed - Resolution via Telephone	1	5
No Violation Found	5	9
Affidavit Filed - No Resolution	8	5
Issue Not Resolved - No Further Action Warranted	4	1
Provided ADR Information to the Parties	4	4
Recommended Referral to Compliance	0	0

Resolution Dispositions - South FY 21



DISPOSITION OF COMPLAINTS - NORTH		FY 20
Affidavit Filed - Resolution	0	0
Affidavit Filed - Resolution via In-house Conference	0	0
Affidavit Filed - Resolution via Telephone	0	0
Affidavit Not Filed - Resolution via Telephone	0	0
No Violation Found	1	1
Affidavit Filed - No Resolution	4	2
Issue Not Resolved - No Further Action Warranted	3	0
Provided ADR Information to the Parties	1	2
Recommended Referral to Compliance	0	0

Resolution Dispositions - North FY 21



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

Informal Conference Program - Intervention Affidavit Issues**SOUTHERN CASES**

ALLEGED ISSUES	
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	3
NAC 116.405 - MEMBERS OF EXEC. BOARD/ PROHIBITED ACTION	2
NRS 116.3103 - POWER OF EXECUTIVE BOARD; FIDUCIARY DUTY	2
HOA GOV DOCS - ARC	1
HOA GOV DOCS - DAMAGE TO OWNERS UNIT	1
HOA GOV DOCS - MAINTENANCE OF COMMON ELEMENT	1
HOA GOV DOCS - NON COMPLIANCE OF GOV DOCS	1
HOA GOV DOCS - NON-ENFORCEMENT OF RULES, REGS & GOV DOCS	1
NRS 116.1113 - OBLIGATION OF GOOD FAITH	1
NRS 116.2109 - PLATS	1
NRS 116.211 - EXERCISE OF DEVELOPMENTAL RIGHTS	1
NRS 116.2117 - AMENDMENT OF DECLARATION	1
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT/SECURITY INTEREST	1
NRS 116.31034 - EXECUTIVE BOARD/ ELECTION & ELIGIBILITY	1
NRS 116.3108 - UNITS' OWNERS/MEETINGS	1
NRS 116.31085 - UNITS' OWNERS/RIGHT TO SPEAK AT MEETINGS	1
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXEC. BOARD	1
NRS 116.31162 - FORECLOSURE OF LIENS/NOTICES OF DELINQUENT ASSESSMENT MAILING	1
NRS 116.31183 - RETALIATORY ACTION	1
NRS 116.31184 - THREATS & HARASSMENT	1
NRS 116.330 - RIGHT TO INSTALL/MAINT. DROUGHT TOLERANT LANDSCAPE	1
NRS 116.4119 - DECLARANT'S OBLIGATION TO COMPLETE AND RESTORE	1
NRS 116.760 - RIGHT OF PERSON TO FILE AFFIDAVIT WITH NRED; PROCEDURE FOR FILING AFFIDAVIT	1

FOUND ISSUES	
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	1
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE	1

Informal Conference Program - Intervention Affidavit Issues**NORTHERN CASES**

ALLEGED ISSUES	
NRS 116.3103 - POWER OF EXECUTIVE BOARD; FIDUCIARY DUTY	2
NRS 116.31065 - RULES	2
NAC 116.405 - MEMBERS OF EXEC. BOARD/ PROHIBITED ACTION	1
NRS 116.31034 - EXECUTIVE BOARD/ ELECTION & ELIGIBILITY	1
NRS 116.31083 - EXECUTIVE BOARD/MEETINGS	1
NRS 116.31085 - UNITS' OWNERS/RIGHT TO SPEAK AT CERTAIN MEETINGS	1
NRS 116.31087 - UNITS' OWNERS/RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	1
NRS 116.3114 - SURPLUS FUNDS	1
NRS 116.31183 - RETALIATORY ACTION	1
NRS 116.31184 - THREATS & HARRASMENT	1
NRS 116.330 - RIGHT TO INSTALL/MAINT. DROUGHT TOLERANT LANDSCAPE	1

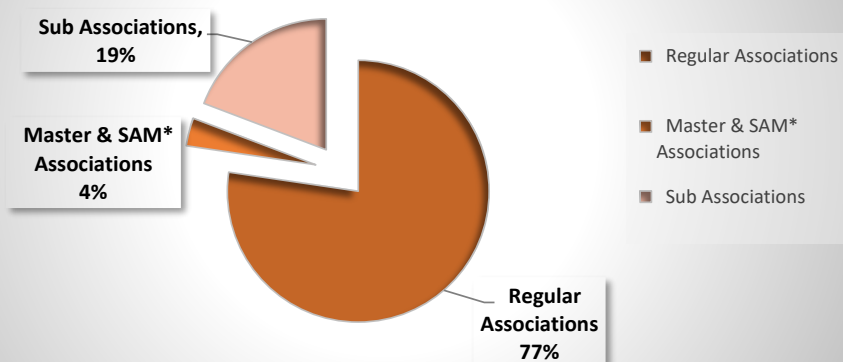
FOUND ISSUES

Homeowner Association Registration

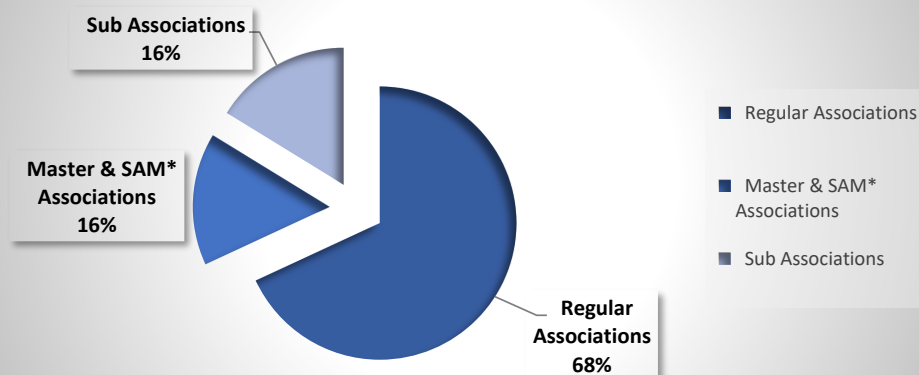
			FY 20	
HOA Types	Number of Associations	Number of Units	No. of Associations	Number of Units
Regular Associations	2,646	383,725	2,602	382,033
Master & SAM* Associations	118	88,346	123	100,035
Sub Associations	<u>658</u>	<u>91,495</u>	<u>645</u>	<u>88,047</u>
Hotel Associations	<u>10</u>	<u>6,328</u>	**not separated in FY 20 - updated effective 6/1/20 due to change in fee structure**	
Total	<u>3,432</u>	<u>569,894</u>	<u>3,370</u>	<u>570,115</u>

*SAM = uses same board as master

Registered Associations - Type



Registered Associations - Units



Nevada Associations by County

	Carson City	Churchill	Clark	Douglas	Elko	Humboldt	Lyon	Nye	Storey	Washoe	Grand Total
CONDOMINIUMS	4		430	20	4		2	3		207	670
CONDO/HOTEL			9							1	10
COOP			5						1	3	9
PLANNED COMMUNITY - CONDO/TH			7							1	8
PLANNED COMMUNITY - DUPLEX	2		23	3						5	33
PLANNED COMMUNITY - M/H		1	12		1			3	1		18
PLANNED COMMUNITY - SFD	23	1	1,965	29	7	3	10	7	3	245	2,293
PLANNED COMMUNITY - SFD/CONDO			14	1						3	18
PLANNED COMMUNITY - SFD/CONDO/TH			10							2	12
PLANNED COMMUNITY - SFD/MH			1	1						1	3
PLANNED COMMUNITY - SFD/TH			23	3	1					2	29
PLANNED COMMUNITY - SFD/TH/MH			1								1
PLANNED COMMUNITY - TWNHSE		7	244	16	2	-				51	320
MASTER - NO UNITS			1							1	2
TOTAL	29	9	2,745	73	15	3	12	13	5	522	3,426

KEY

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

FY 20

Carryover from FY 20	3	5
Audits Conducted		
Identified by Auditor - in-house audit	5	3
Identified by Auditor - on-site audit	0	0
Identified by Ombudsman referred for Audit	1	0
Identified by Compliance referred for Audit	0	0
Total Audits Initiated	2	8

* Includes carryover audits included from previous year

Disposition of Audits

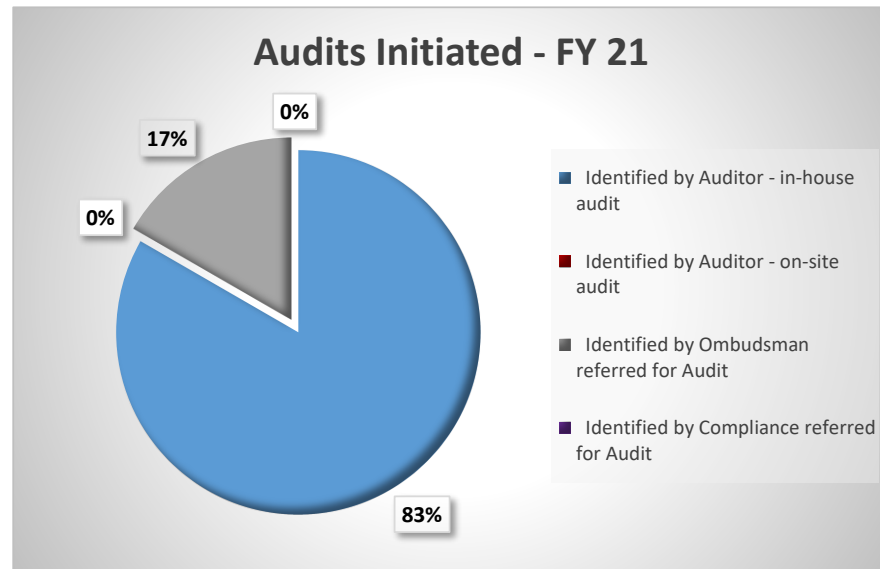
FY 20

Completed audits - compliance gained by Auditor	1	1
Completed audits referred to Compliance	1	4
Total Audits Completed*	2	5

Special Projects

FY 20

Financial Review - Association	0	0
Special Projects - Other	1	4
Total Special Projects	1	4

Audits Initiated - FY 21

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		FY 20
Initial Claims Filed	61	55

Responses Received		FY 20
Responses Received	49	53
Number of Filings(CLM & RSP)	110	108
Filing Fees Received	\$5,500.00	\$5,300.00

Mediation Requests		FY 20
Requests for Mediation	97	79
Bank/Mortgage Holder	0	0
Non-Bank/Mortgage Holder	97	79

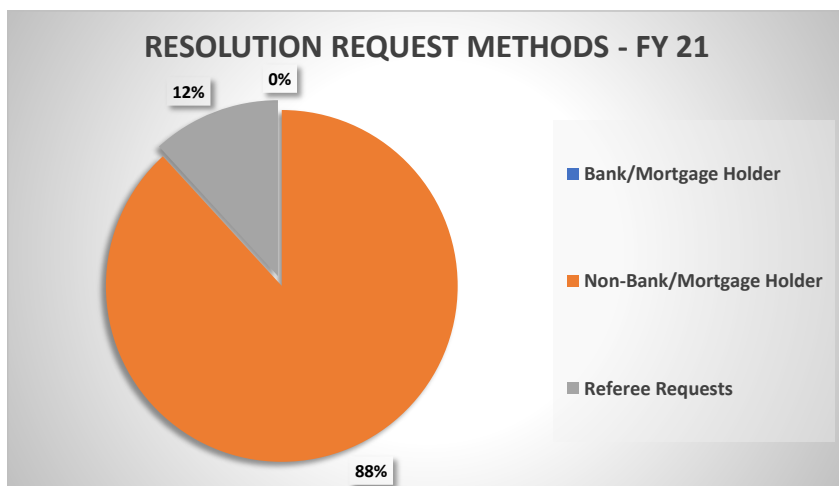
Referee Requests		FY 20
Referee Requests	13	19

Assigned Claims		FY 20
Mediation Assignments	51	49
Referee Assignments	0	1
FY 20 Assigned Claims / Pending Mediation	24	83

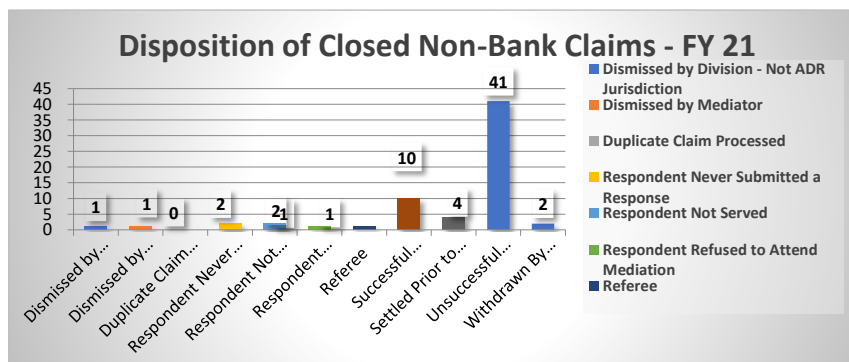
Closed Claims		FY 20
Disposition of Closed Claims	65	72
Dismissed by Division - Not ADR Jurisdiction	1	2
Dismissed by Mediator	1	0
Duplicate Claim Processed	0	0
Respondent Never Submitted a Response	2	19
Respondent Not Served	2	2
Respondent Refused to Attend Mediation	1	0
Referee	1	0
Successful Mediation - Agreement Reached	10	14
Settled Prior to Mediation	4	3
Unsuccessful Mediations - No Agreement	41	20
Withdrawn By Claimant	2	12

Bank Closed Claims		FY 20
Bank Claims Closed	0	16
Dismissed by Division - Not ADR Jurisdiction	0	0
Duplicate Claim Processed	0	0
Respondent Never Submitted a Response	0	2
Respondent Not Served	0	0
Respondent Refused to Attend Mediation	0	1
Successful Mediation - Agreement Reached	0	0
Settled Prior to Mediation	0	1
Unsuccessful Mediation - No Agreement	0	2
Withdrawn By Claimant	0	10

Subsidy		FY 20
Applications Received	58	59
Invoices Approved for Payment	30	31
Invoices Paid	\$10,843.25	\$10,125.33



* Amount reflected due to internal decision.

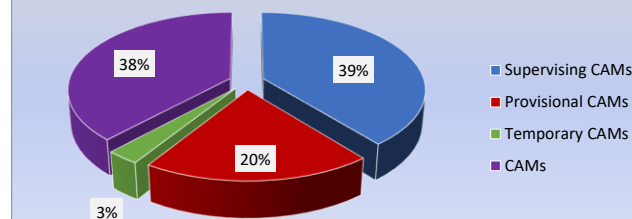


Education and Training

EDUCATION OFFICER

	FY 20	
TOTAL ACTIVE CAMs	763	752
Supervising CAMs	299	295
Provisional CAMs	151	162
Temporary CAMs	22	15
CAMs	291	280
TOTAL ACTIVE CE COURSES	146	151
Approved for General Credit	114	117
Approved for Law Credit	32	34
Newly Approved Courses	14	16
Renewed Courses	29	21
Course Offerings*	50	76
Audits Conducted by Division	1	3
Educational Materials Created/Published on Website**	6	9
Website Views (CIC pages)	4,460	2,601

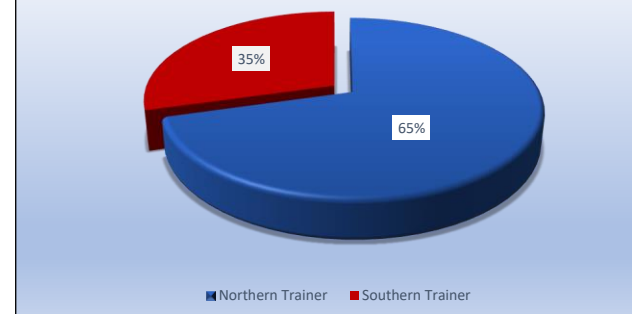
TOTAL ACTIVE CAMs - FY 21



TRAINING OFFICER

	FY 20	
Training Topics Available on Website	23	23
TRAININGS PROVIDED	37	23
On-site (including via Teams)	34	13
Northern Trainer	24	N/A
Southern Trainer	10	13
Off-site (to associations upon request)	3	9
Henderson	2	1
North Las Vegas	1	1
Increase from previous FY	61%	44%
ATTENDEES	675	361
Northern Nevada	160	N/A
Southern Nevada	515	361
Increase from previous FY	87%	21%

TRAININGS PROVIDED - FY 21



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

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



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

OMBUDSMAN'S OFFICE - CIC COMPLIANCE/AUDIT SECTION

REPORTING PERIOD JULY 31 - SEPTEMBER 30

FISCAL YEAR 21 VS FISCAL YEAR 20

INTERVENTION AFFIDAVIT

FY 20

Cases	South	North	South	North
Cases Opened YTD	17	7	13	7
Total # of Active Cases	20	4	41	5
Total # of Cases Closed YTD	26	12	42	12

FY 20

Aging Report - Active	South	North	South	North
90 days or less	6	3	16	5
3 to 6 months	5	1	12	0
6 to 9 months	5	0	3	0
9 months to 1 year	0	0	4	0
1 to 2 years	4	0	6	0
2 to 3 years	0	0	0	0
3 to 4 years	0	0	0	0
Total	20	4	41	5

FY 20

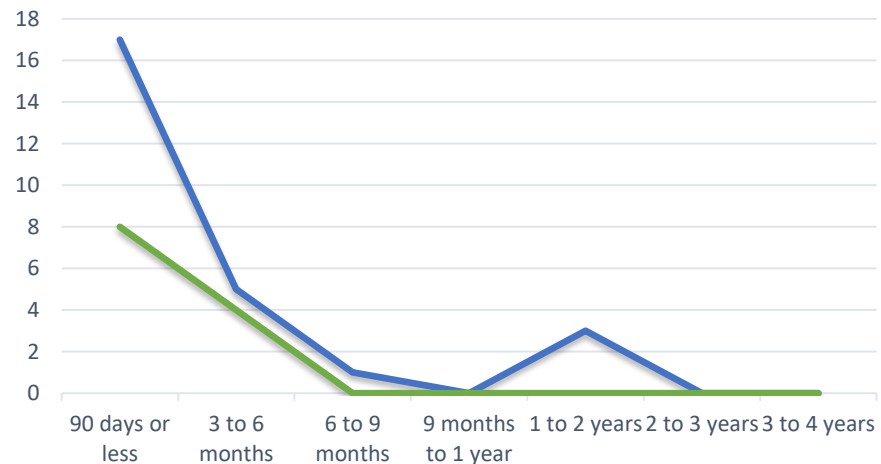
Aging Report - Closed	South	North	South	North
90 days or less	17	8	18	11
3 to 6 months	5	4	5	0
6 to 9 months	1	0	4	0
9 months to 1 year	0	0	3	0
1 to 2 years	3	0	12	1
2 to 3 years	0	0	0	0
3 to 4 years	0	0	0	0
Total	26	12	42	12

Cases

Aging Report - Active - FY 21



Aging Report - Closed - FY 21



DEMOGRAPHICS

Active Cases South		FY 20
Boulder City	1	0
Henderson	2	1
Las Vegas	14	38
Mesquite	0	1
North Las Vegas	0	1
Pahrump	3	0
Total	20	41

Active Cases North		FY 20
Gardnerville	0	2
Incline Village	1	1
Reno	1	1
Spring Creek	1	0
Stateline	1	0
Zephyr Cove	0	1
Total	4	5

Closed Cases South		FY 20
Boulder City	0	0
Henderson	4	4
Las Vegas	20	33
Laughlin	0	1
Logandale	1	0
Mesquite	0	1
North Las Vegas	1	2
Pahrump	0	1
Total	26	42

Closed Cases North		FY 20
Carson City	2	1
Incline Village	0	1
Reno	4	8
Sparks	3	1
Stateline	1	0
Virginia City	0	1
Winnemucca	1	0
Zephyr Cove	1	0
Total	12	12

Outcome of Closed Cases	FY 20			
	South	North	South	North
COMPLIANCE DEMAND LETTER	1	1	1	0
DIVISION RESOLVED ALLEGATIONS	3	0	6	1
DIVISION TERMINATED INVESTIGATION	3	0	1	0
LETTER OF INSTRUCTION	4	2	20	2
NO VIOLATION	9	4	4	2
NON-JURISDICTIONAL	0	1	0	0
RECOMMENDATION FOR HEARING - CIC	1	1	6	1
RESOLVED PRIOR TO COMPL. OF INVEST.	1	2	0	1
STATUTE OF LIMITATION EXPIRED	1	0	0	0
UNSUBSTANTIATED LETTER	3	1	0	2
CLOSED AT CLAIMANT'S REQUEST	0	0	1	1
CONSOLIDATED W/CIC CASES	0	0	2	1
DUPLICATE CASE	0	0	1	1
Total	26	12	42	12

Intervention II Affidavit Issues**Southern Cases**

NRS/NAC ISSUES	ALLEGED	FOUND
HOA GOV DOCS - BYLAWS	1	0
HOA GOV DOCS - DAMAGE TO OWNER'S UNIT	1	0
HOA GOV DOCS - NON-COMPLIANCE OF GOV DOCS	1	0
HOA GOV DOCS - OTHER GOV DOCS ISSUES NOT LISTED	1	0
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	2	1
NAC 116.435 - RESERVE STUDY: DISSEMINATION OF SUMMARY OF RESULTS	1	0
NAC 116.451 - PREPARATION, CONTENTS AND DISTRIBUTION OF INTERIM FINANCIAL STATEMENT	1	0
NAC 116.457 - PREPARATION, CONTENTS AND AVAILABILITY OF AUDITED FINANCIAL STATEMENTS; QUALIFICATIONS	1	0
NAC 116A.325 - MANAGEMENT AGREEMENT; EVIDENCE OF INSURANCE	1	0
NAC 116A.345 - PROHIBITED ACTS	1	0
NRS 116.3101 - HOA / ORGANIZATION	1	0
NRS 116.3102 - HOA / POWERS	2	0
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	6	0
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	3	2
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT./SECURITY INTEREST	1	0
NRS 116.310313 - COLLECTION OF PAST DUE OBLIGATIONS	1	0
NRS 116.31032 - DECLARANT / CONTROL PERIOD	1	0
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	4	1
NRS 116.31038 - DECLARANT / DELIVERLY TO HOA OF PROPERTY HELD	1	0
NRS 116.31068 - NOTICE TO UNIT OWNERS	1	0
NRS 116.3107 - CIC / UPKEEP	3	0
NRS 116.31073 - MAINTENANCE, REPAIR, RESTORATION AND REPLACEMENT OF SECURITY WALLS	1	0
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	1	0
NRS 116.31084 - VOTING BY MEMBER OF EXECUTIVE BOARD; DISCLOSURES; ABSTENTION FROM VOTING ON CERTAIN	1	0
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIV	1	1
NRS 116.31135 - INSURANCE / REPAIR OR REPLACEMENT OF DAMAGED OR DESTROYED PORTION OF COMMON ELEMEN	1	0
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	2	0
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	5	1
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	3	1
NRS 116.31152 - STUDY OF RESERVE	3	2
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	5	1

NRS 116.31155 - HOA / FEES IMPOSED FOR ADMINISTRATIVE FEES & PENALTIES	2	0
NRS 116.31158 - HOA / REGISTRATION W/ OMB	2	2
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	1	0
NRS 116.31184 - THREATS & HARRASSMENT	1	0
NRS 116.31185 - PROHIBITION / CERTAIN PERSONNEL SOLICITING OR ACCEPTING COMPENSATION	1	0
NRS 116.31187 - PROHIBITION / CERTAIN PERSONNEL ACCEPTING COMPENSATION FROM HOA	1	0
NRS 116.4109 - RESALE OF UNITS	2	0
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	1	0
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	2	0

Northern Cases

NRS/NAC ISSUES	ALLEDGED	FOUND
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	0	1
NAC 116.415 - CONTENT OF BUDGET TO MAINTAIN RESERVE	1	0
NAC 116.450 - STUDY OF RESERVE / QUALIFICATIONS OF PERSON TO CONDUCT STUDY	0	1
NRS 116.3101 - HOA / ORGANIZATION	1	1
NRS 116.3102 - HOA / POWERS	1	0
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	3	0
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	0	0
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	1	0
NRS 116.31038 - DECLARANT / DELIVERLY TO HOA OF PROPERTY HELD	1	0
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	1	0
NRS 116.31084 - VOTING BY MEMBER OF EXECUTIVE BOARD; DISCLOSURES; ABSTENTION FROM VOTING ON CERTAIN	0	0
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIV	0	1
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	0	1
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	3	0
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	1	1
NRS 116.31152 - STUDY OF RESERVE	0	1
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	1	0
NRS 116.31158 - HOA / REGISTRATION W/ OMB	1	1
NRS 116.31162 - FORECLOSURE OF LIENS / NOTICE OF DELINQUENT ASSESSMENT MAILING	1	0

Statement of Fact

FY 20

Cases	South	North	South	North
Cases Opened YTD	18	3	33	7
Total # of Active Cases	8	0	14	2
Total # of Cases Closed YTD	24	7	63	9

FY 20

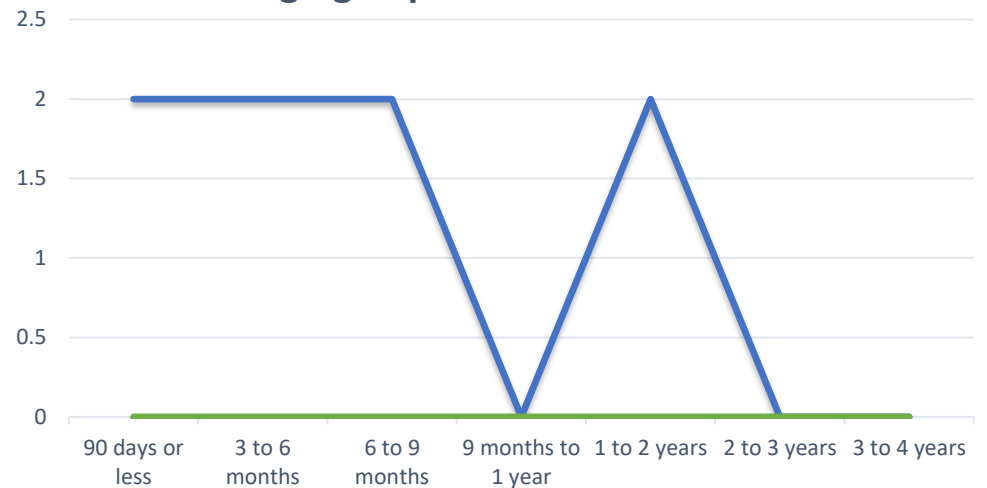
Aging Report - Active	South	North	South	North
90 days or less	2	0	7	1
3 to 6 months	2	0	4	1
6 to 9 months	2	0	2	0
9 months to 1 year	0	0	0	0
1 to 2 years	2	0	1	0
2 to 3 years	0	0	0	0
3 to 4 years	0	0	0	0
Total	8	0	14	2

FY 20

Aging Report - Closed	South	North	South	North
90 days or less	18	3	31	6
3 to 6 months	1	4	9	0
6 to 9 months	2	0	4	1
9 months to 1 year	1	0	2	0
1 to 2 years	2	0	17	2
2 to 3 years	0	0	0	0
3 to 4 years	0	0	0	0
Total	24	7	63	9

Cases

Aging Report - Active - FY 21



Aging Report - Closed - FY 21



DEMOGRAPHICS

Active Cases South		FY 20
Henderson	1	2
Las Vegas	4	11
North Las Vegas	3	1
Total	8	14

Active Cases North		FY 20
Incline Village	0	1
Reno	0	1
Total	0	2

Closed Cases South		FY 20
Henderson	8	7
Indian Springs	1	0
Las Vegas	15	52
North Las Vegas	0	4
Total	24	63

Closed Cases North		FY 20
Dayton	1	0
Incline Village	0	1
Reno	4	7
Sparks	2	1
Total	7	9

Outcome of Closed Cases	FY 20			
	South	North	South	North
ADMINISTRATIVE FINE ACCESSED	1	0	0	0
DIVISION RESOLVED ALLEGATIONS	1	0	1	0
DIVISION TERMINATED INVESTIGATION	3	2	22	2
FORWARDED TO DISCIPLINE (LAO) FOR HEARING	2	0	10	0
NO JURISDICTION LETTER	4	1	2	2
NO VIOLATION	8	3	6	0
RESOLVED PRIOR TO COMPL. OF INVEST.	2	0	2	0
UNSUBSTANTIATED ALLEGATIONS	3	1	2	0
CLOSED ADMIN. SANCTION	0	0	1	2
CLOSED AT CLAIMANT'S REQUEST	0	0	1	0
CLOSED - DUPLICATE CASE	0	0	7	2
LETTER OF INSTRUCTION	0	0	7	1
SUBMITTED FOR HEARING	0	0	2	0
Total	24	7	63	9

Statement of Fact Issues

Southern Cases

NRS/NAC ISSUES	ALLEDGE	FOUND
NAC 116A.340 - CHANGE OF NAME/ADDRESS/ASSN. OR SUPERVISING CM	1	1
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	1	0
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	1	0
NRS 116.31036 - EXECUTIVE BOARD / MEMBER REMOVAL	1	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 116.31085 - UNITS' OWNERS / RIGHT TO SPEAK AT CERTAIN MEETINGS	1	0
NRS 116.31087 - UNITS' OWNERS / RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	0	0
NRS 116.311 - UNITS' OWNERS / VOTING	1	0
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	1	0
NRS 116.31152 - STUDY OF RESERVE	1	0
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	2	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	0	1
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	1	2
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	3	2
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	2	0

Northern Cases

NRS/NAC ISSUES	ALLEDGE	FOUND
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	1	0