

	TOPIC	CONCERN	NV LAW CITATIONS (see additional pages)	REVISIONS TO BE CONSIDERED
1.	Limited-Purpose Associations (LPAs)	Current language does not match the intent of the legislators or Division.	NRS 116.1201(2)(a) & NV SB 325 2005 (legislative history)	Currently, NRS 116 states that only a handful of provisions apply to LPAs. Most importantly, it appears that the intended provisions regarding liens and foreclosure were left out. Judging by a review of historical dialogue, the Commission believed that “if you live in an exempt association, your house can still be foreclosed on because you still have reserves and budgets...if you are in a common-interest community or an association where the association can put a lien on your property, they should have to follow the procedures dealing with associations.” As such, we would like to see <i>at least</i> NRS 116.3116-116.31168 added, if not more.
2.	\$1,000 Fine Cap	Current language is unclear.	NRS 116.31031(1)(b)(2)	We would like the law to be changed to state “...the amount of the fine must not exceed \$100 for each violation or a total amount of \$1,000 per hearing , whichever is less.”
3.	Rewording of the provision of law regarding units’ owners having certain complaints placed on the agenda.	Current language is unnecessarily confusing and leads community managers and board members to miss crucial steps, particularly those included in subsection 2 of this provision.	NRS 116.31087	NRS 116.31087(1) and (2) should be merged to state the following: “Not later than 10 business days after the date the executive board receives a written complaint from a unit’s owner alleging that the executive board has violated any provision of this chapter or any provision of the governing documents of the association, the executive board or an authorized representative of the association shall acknowledge the receipt of the complaint and notify the unit’s owner that, if the unit’s owner submits a written request that the subject of the complaint be placed on the agenda of the next regularly scheduled meeting of the executive board, the subject of the complaint will be placed on the agenda of the next regularly scheduled meeting of the executive board.”