



**NEVADA REAL ESTATE DIVISION**

**COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS**

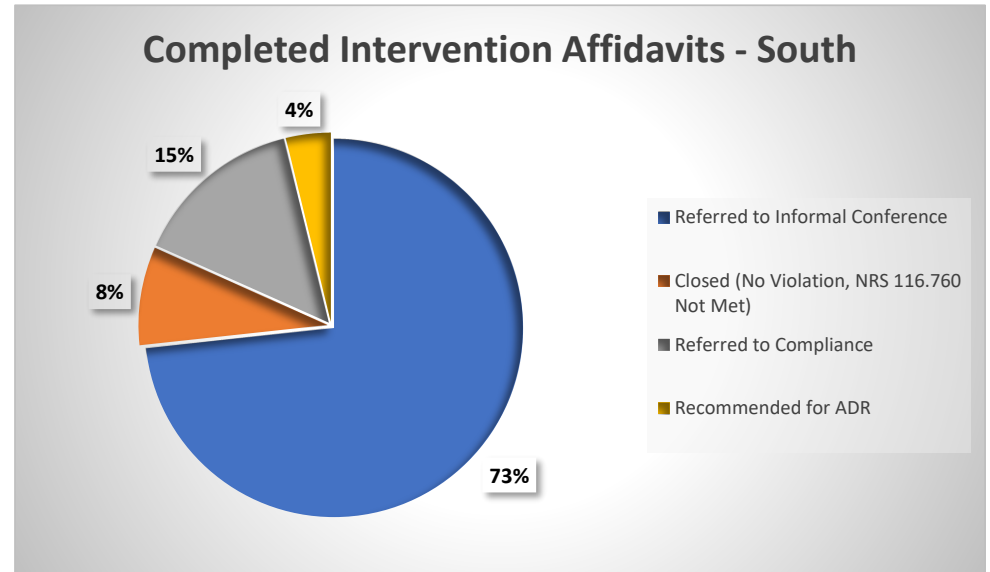
**OMBUDSMAN'S OFFICE**

**REPORTING PERIOD JULY 1, 2020 - JUNE 30, 2021**

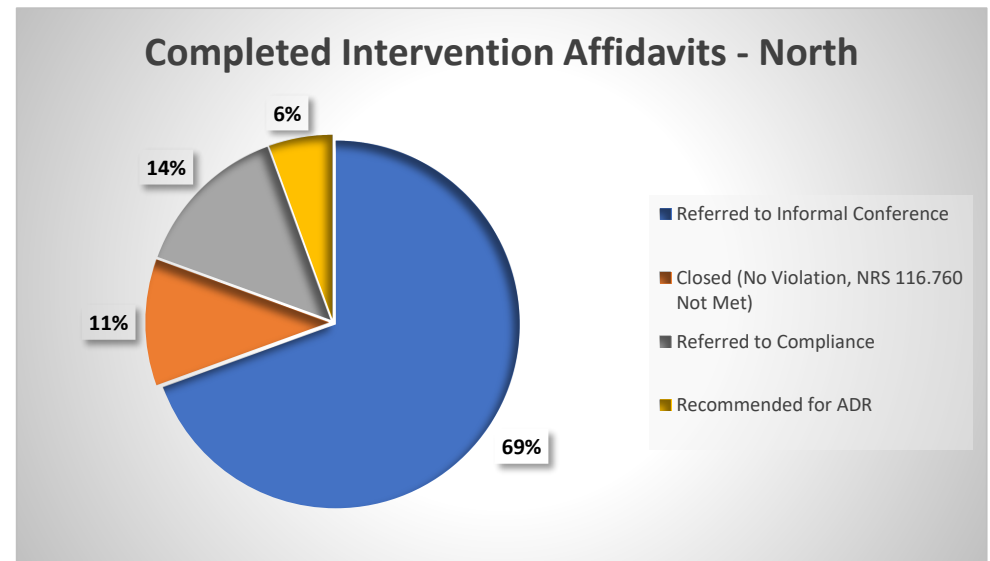
**FISCAL YEAR 2021**

# Intervention Affidavit Report

<b>AFFIDAVITS - SOUTH</b>		<b>YTD Total</b>
Affidavits Received		<b>131</b>
Referred to Informal Conference		96
Closed (No Violation, NRS 116.760 Not Met)		11
Referred to Compliance		19
Recommended for ADR		5

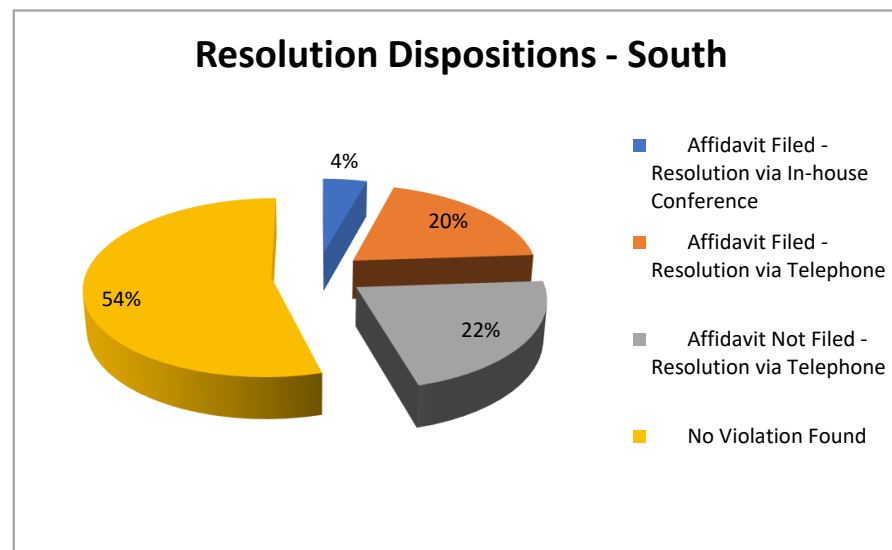


<b>AFFIDAVITS - NORTH</b>		<b>YTD Total</b>
Affidavits Received		<b>36</b>
Referred to Informal Conference		25
Closed (No Violation, NRS 116.760 Not Met)		4
Referred to Compliance		5
Recommended for ADR		2

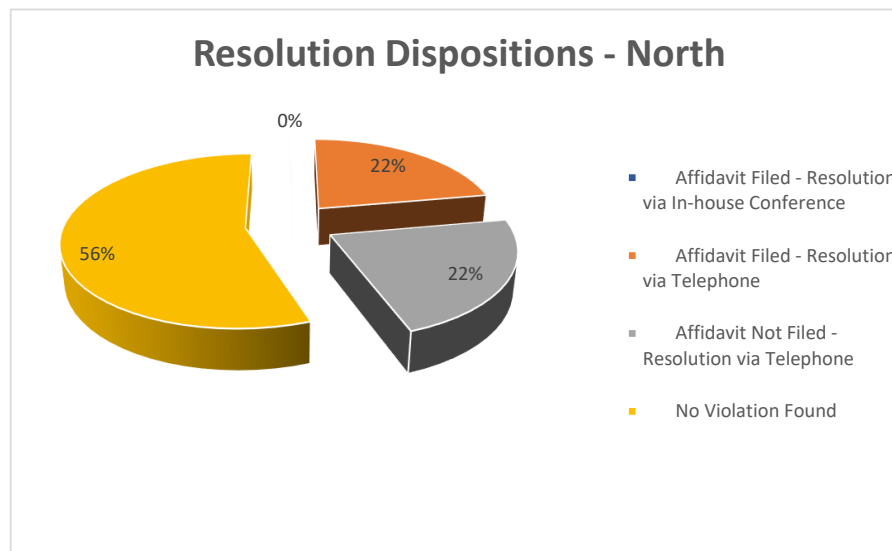


## Mediation Report

DISPOSITION OF COMPLAINTS - SOUTH	
<b>Affidavit Filed - Resolution</b>	<b>21</b>
Affidavit Filed - Resolution via In-house Conference	2
Affidavit Filed - Resolution via Telephone	9
Affidavit Not Filed - Resolution via Telephone	10
<b>No Violation Found</b>	<b>25</b>
<b>Affidavit Filed - No Resolution</b>	<b>31</b>
Issue Not Resolved - No Further Action Warranted	21
Provided ADR Information to the Parties	10
Recommended Referral to Compliance	0



DISPOSITION OF COMPLAINTS - NORTH	
<b>Affidavit Filed - Resolution</b>	<b>4</b>
Affidavit Filed - Resolution via In-house Conference	0
Affidavit Filed - Resolution via Telephone	2
Affidavit Not Filed - Resolution via Telephone	2
<b>No Violation Found</b>	<b>5</b>
<b>Affidavit Filed - No Resolution</b>	<b>16</b>
Issue Not Resolved - No Further Action Warranted	10
Provided ADR Information to the Parties	6
Recommended Referral to Compliance	0



**\*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**

<b>ALLEGED ISSUES</b>	
HOA GOV DOCS - ARC	1
HOA GOV DOCS - BYLAWS	5
HOA GOV DOCS - DAMAGE TO OWNERS UNIT	2
HOA GOV DOCS - FINES	1
HOA GOV DOCS - DELINQUENT ASSESSMENTS	1
HOA GOV DOCS - MAINTENANCE OF COMMON ELEMENT	1
HOA GOV DOCS - NON COMPLIANCE OF GOV DOCS	5
HOA GOV DOCS - NON-ENFORCEMENT OF RULES, REGS & G.D.	4
HOA GOV DOCS - RULES & REGULATIONS	1
NAC 116.405 - MEMBERS OF EXEC. BOARD/ PROHIB. ACTION	9
NAC 116.465 - FEE FOR PREP./CERTIFICATE FOR RESALE	1
NAC 116A.350 - ALLEGATIONS OF MISCONDUCT/ACTION BY ADMINISTRATOR	1
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	1
NRS 116.1113 - OBLIGATION OF GOOD FAITH	1
NRS 116.2108 - LIMITED COMMON ELEMENTS	1
NRS 116.2109 - PLATS	2
NRS 116.211 - EXERCISE OF DEVELOPMENTAL RIGHTS	2
NRS116.2113 - SUBDIVISION OF UNITS	1
NRS 116.2117 - AMENDMENT OF DECLARATION	1
NRS 116.3101 - HOA / ORGANIZATION	1
NRS 116.3102 - HOA/POWERS	2
NRS 116.3103 - POWER OF EXEC. BOARD; FIDUCIARY DUTY	18
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	15
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT/SECURITY INTEREST	1
NRS 116.31034 - EXECUTIVE BOARD/ ELECTION & ELIGIBILITY	6
NRS 116.31037 - INDEMNIFICATION & DEFENSE OF EX BOARD MEMBER	2
NRS 116.3105 - CONTRACTS & LEASES / TERMINATION	1
NRS 116.31065 - RULES	6
NRS 116.31068 - NOTICE TO UNIT OWNERS	1
NRS 116.3107 - CIC MAINTENANCE/UPKEEP	3
NRS 116.31075 - CIC (RURAL AGRICULTURAL RESIDENTIAL)/MEETINGS	1
NRS 116.3108 - UNITS' OWNERS/MEETINGS	5
NRS 116.31083 - EXECUTIVE BOARD/MEETINGS	5
NRS 116.31084 - VOTING BY MEMBER OF EXECUTIVE BOARD; DISCLOSURES; ABSTENTION FROM VOTING ON CERTAIN MATTERS	3
NRS 116.31085 - UNITS' OWNERS/RIGHT TO SPEAK AT MEETINGS	7
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXEC. BOARD	3

<b>ALLEGED ISSUES</b>	
NRS 116.31087 - UNITS' OWNERS/RIGHT TO HAVE	3
NRS 116.3109 - QUORUM	1
NRS 116.311 - UNITS' OWNERS / VOTING	1
NRS 116.31107 - VOTING BY UNITS' OWNERS	1
NRS 116.3112 - DECLARANT /CONVEYANCE OR	1
NRS 116.3113 - INSURANCE / GENERAL REQUIREMENTS	1
NRS 116.3115 - ASSESSMENTS/ COMMON EXPENSES	3
NRS 116.3116 - LIENS/ASSESSMENTS AGAINST UNITS	1
NRS 116.31162 - FORECLOSURE OF LIENS/NOTICES OF	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER	7
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE &	4
NRS 116.31183 - RETALIATORY ACTION	11
NRS 116.31184 - THREATS & HARASSMENT	18
NRS 116.31185 - PROHIBITION/CERTAIN PERSONNEL	1
NRS 116.330 - RIGHT TO INSTALL/MAINT. DROUGHT LIMITATIONS REGARDING REGS.OF CERTAIN ROADS	1
NRS 116.4117 - VIOLATIONS ON RIGHTS OF ACTION	1
NRS 116.4119 - DECLARANT'S OBLIGATION TO COMPLETE AND	1
NRS 116.760 - RIGHT OF PERSON TO FILE AFFIDAVIT WITH NRED; PROCEDURE FOR FILING AFFIDAVIT	3

<b>FOUND ISSUES</b>	
HOA GOV DOCS - NON COMPLIANCE OF GOV DOCS	1
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	4
NRS 116.3108 - UNITS' OWNERS/MEETINGS	1
NRS 116.31083 - EXECUTIVE BOARD/MEETINGS	2
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE BOARD	1

## **Informal Conference Program - Intervention Affidavit Issues**

### **NORTHERN CASES**

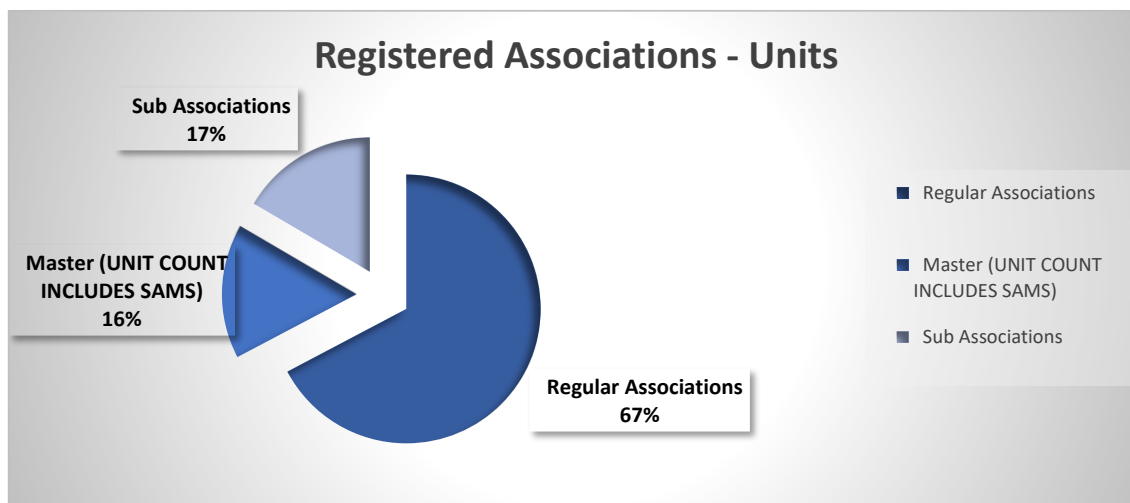
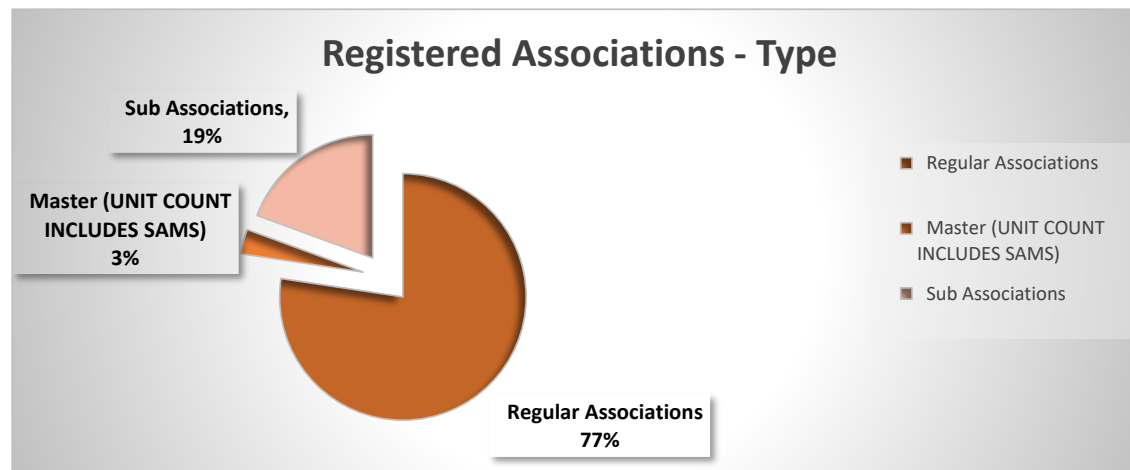
<b>ALLEGED ISSUES</b>	
HOA GOV DOCS - ARC	2
HOA GOV DOCS - BYLAWS	4
HOA GOV DOCS - NON COMPLIANCE OF GOV DOCS	4
HOA GOV DOCS - NON-ENFORCEMENT OF RULES, REGS & GOV DOCS	2
NAC 116.405 - MEMBERS OF EXEC. BOARD/ PROHIBITED ACTION	4
NRS 116.3103 - POWER OF EXECUTIVE BOARD; FIDUCIARY DUTY	5
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	3
NRS 116.31034 - EXECUTIVE BOARD/ ELECTION & ELIGIBILITY	3
NRS 116.31035 - PUBLICATIONS REQUIREMENT; LIMITATIONS	1
NRS 116.31065 - RULES	2
NRS 116.3107 - CIC / UPKEEP	1
NRS 116.3108 - UNITS' OWNERS/MEETINGS	1
NRS 116.31083 - EXECUTIVE BOARD/MEETINGS	3
NRS 116.31085 - UNITS' OWNERS/RIGHT TO SPEAK AT CERTAIN MEETINGS	3
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXEC. BOARD	3
NRS 116.31087 - UNITS' OWNERS/RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	2
NRS 116.3114 - SURPLUS FUNDS	1
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	2
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	2
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	2
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	2
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS/MAINTENANCE & AVAILABILITY	3
NRS 116.31183 - RETALIATORY ACTION	4
NRS 116.31184 - THREATS & HARRASMENT	2
NRS 116.330 - RIGHT TO INSTALL/MAINT. DROUGHT TOLERANT LANDSCAPE	1
NRS 116.345 - ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACTION	2
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	1

<b>FOUND ISSUES</b>	
NRS 116.31087 - UNITS' OWNERS/RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	1
NRS 116.31162 - FORECLOSURE OF LIENS/NOTICES OF DELINQUENT ASSESSMENT MAILING	1

## Homeowner Association Registration

HOA Types	Number of Associations	Number of Units
Regular Associations	2,706	389,140
Master (UNIT COUNT INCLUDES SAMS)	113	93,482
Sub Associations	678	95,756
Hotel Associations	10	6,328
<b><u>Total</u></b>	<b><u>3,507</u></b>	<b><u>584,706</u></b>

\*SAM = uses same board as master



## Nevada Associations by County

	Carson City	Churchill	Clark	Douglas	Elko	Humboldt	Lyon	Nye	Storey	Washoe	Grand Total
CONDOMINIUMS	4		436	26	3		1	2		203	675
CONDO/HOTEL			9							1	10
COOP			5						1	3	9
PLANNED COMMUNITY - CONDO/TH			7							1	8
PLANNED COMMUNITY - DUPLEX	3		24	2						5	34
PLANNED COMMUNITY - M/H		1	12		1			3		1	18
PLANNED COMMUNITY - SFD	22	1	2,028	30	7		10	5	2	256	2,361
PLANNED COMMUNITY - SFD/CONDO			14	1						3	18
PLANNED COMMUNITY - SFD/CONDO/TH			11							2	13
PLANNED COMMUNITY - SFD/MH			1	1						1	3
PLANNED COMMUNITY - SFD/TH			23	2	1					4	30
PLANNED COMMUNITY - SFD/TH/MH			1								1
PLANNED COMMUNITY - TWNHSE	7		248	15	2	-				55	327
MASTER - NO UNITS											-
<b>TOTAL</b>	<b>36</b>	<b>2</b>	<b>2,819</b>	<b>77</b>	<b>14</b>	<b>-</b>	<b>11</b>	<b>10</b>	<b>3</b>	<b>535</b>	<b>3,507</b>

### KEY

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

### Alternative Dispute Resolution Report

New Claims Initiated	
Initial Claims Filed	210

Responses Received	
Responses Received	169
Number of Filings(CLM & RSP)	379
Filing Fees Received	\$18,950.00

Mediation Requests	
Requests for Mediation	<b>343</b>
Bank/Mortgage Holder	1
Non-Bank/Mortgage Holder	342

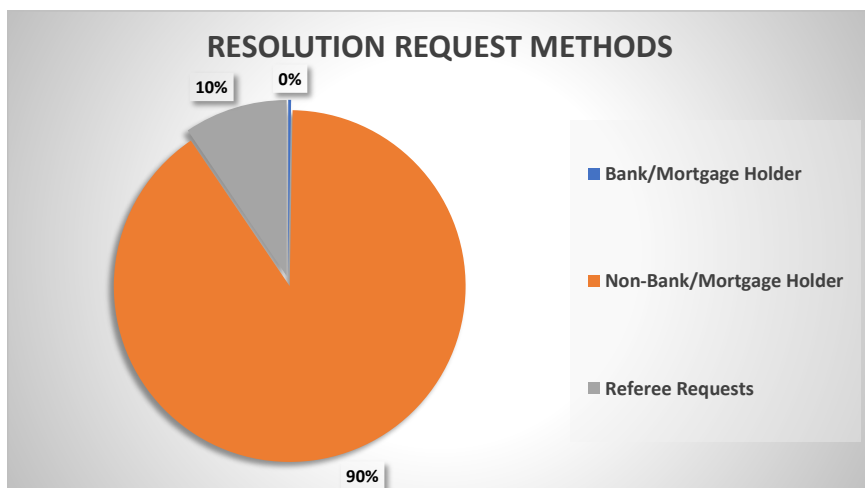
Referee Requests	
Referee Requests	36

Assigned Claims	
Mediation Assignments	160
Referee Assignments	3
FY 20 Assigned Claims / Pending Mediation	<b>3</b>

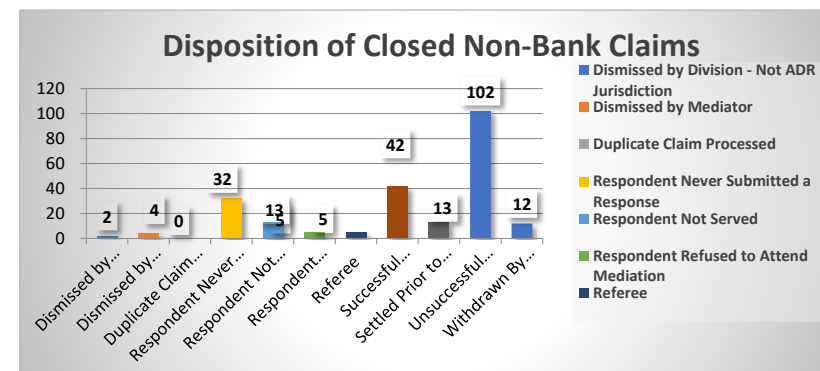
Closed Claims	
<b>Disposition of Closed Claims</b>	<b>230</b>
Dismissed by Division - Not ADR Jurisdiction	2
Dismissed by Mediator	4
Duplicate Claim Processed	0
Respondent Never Submitted a Response	32
Respondent Not Served	13
Respondent Refused to Attend Mediation	5
Referee	5
Successful Mediation - Agreement Reached	42
Settled Prior to Mediation	13
Unsuccessful Mediations - No Agreement	102
Withdrawn By Claimant	12

Bank Closed Claims	
<b>Bank Claims Closed</b>	<b>1</b>
Dismissed by Division - Not ADR Jurisdiction	0
Duplicate Claim Processed	0
Respondent Never Submitted a Response	0
Respondent Not Served	1
Respondent Refused to Attend Mediation	0
Successful Mediation - Agreement Reached	0
Settled Prior to Mediation	0
Unsuccessful Mediation - No Agreement	0
Withdrawn By Claimant	0

Subsidy	
Applications Received	205
Invoices Approved for Payment	112
Invoices Paid	<b>\$43,418.75</b>



\* Amount reflected due to internal decision.





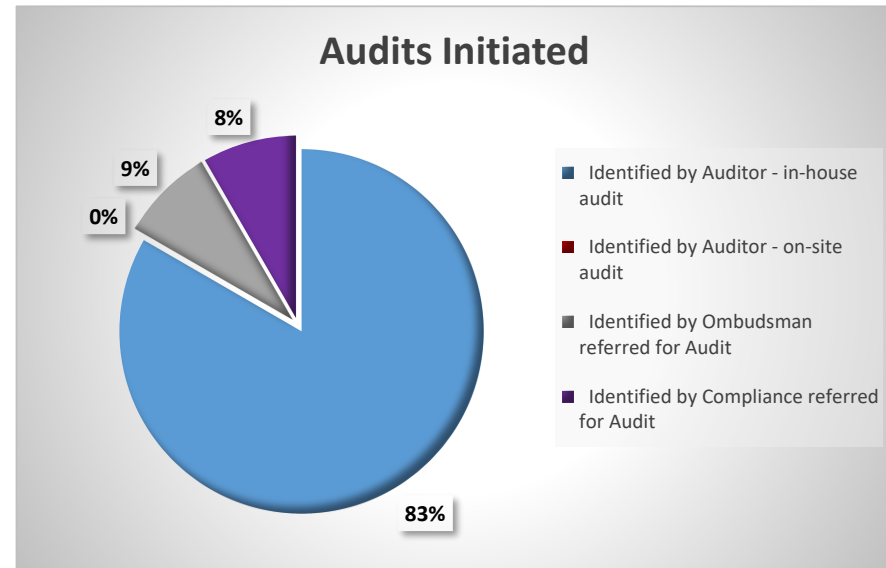
## Auditor Report

<b>Carryover from FY 20</b>	<b><u>3</u></b>
<b><u>Audits Conducted</u></b>	
Identified by Auditor - in-house audit	20
Identified by Auditor - on-site audit	0
Identified by Ombudsman referred for Audit	2
Identified by Compliance referred for Audit	2
<b>Total Audits Initiated</b>	<b><u>27</u></b>

\* Includes carryover audits included from previous year

<b><u>Disposition of Audits</u></b>	
Completed audits - compliance gained by Auditor	5
Completed audits referred to Compliance	18
<b>Total Audits Completed*</b>	<b><u>23</u></b>

<b><u>Special Projects</u></b>	
Financial Review - Association	1
Special Projects - Other	9
<b>Total Special Projects</b>	<b><u>10</u></b>

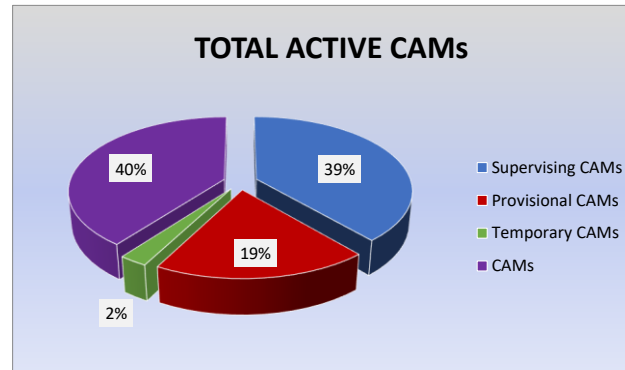


The Auditor analyzes association information submitted on forms submitted to the Division, determines areas of deficiency and subsequently engages the association in an audit. However, an audit may be initiated at the request of the Ombudsman, administrative staff, or investigator. The audit includes 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.

## EDUCATION AND TRAINING

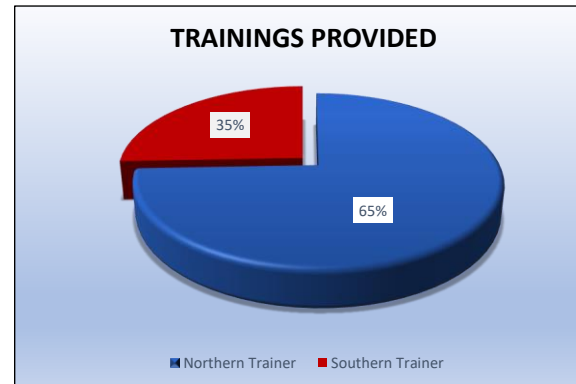
### EDUCATION OFFICER

<b>TOTAL ACTIVE CAMs</b>	<b>788</b>
Supervising CAMs	305
Provisional CAMs	150
Temporary CAMs	20
CAMs	313
<b>TOTAL ACTIVE CE COURSES</b>	<b>137</b>
Approved for General Credit	102
Approved for Law Credit	35
Newly Approved Courses	29
Renewed Courses	111
Course Offerings*	193
Audits Conducted by Division	6
Educational Materials Created/Published on Website**	14
Website Views (CIC pages)	<b>13,595</b>



### TRAINING OFFICER

Training Topics Available on Website	23
<b>TRAININGS PROVIDED</b>	<b>135</b>
On-site (including via Teams)	112
Northern Trainer	93
Southern Trainer	32
Off-site (to associations upon request)	10
Henderson	4
Las Vegas	5
North Las Vegas	1
<b>Increase from FY 20</b>	<b>114%</b>
<b>ATTENDEES</b>	<b>2,024</b>
Northern Nevada	901
Southern Nevada	1,123
<b>Increase from FY 20</b>	<b>65%</b>



\*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 1, 2020 - JUNE 30, 2021**

**FISCAL YEAR 2021**

**Statement of Fact**

Cases	South	North
Cases Opened YTD	91	13
Total # of Active Cases	28	1
Total # of Cases Closed YTD	88	16

Aging Report - Active	South	North
90 days or less	16	0
3 to 6 months	2	0
6 to 9 months	7	0
9 months to 1 year	1	1
1 to 2 years	1	0
2 to 3 years	1	0
3 to 4 years	0	0
<b>Total</b>	<b>28</b>	<b>1</b>

Aging Report - Closed	South	North
90 days or less	72	16
3 to 6 months	5	0
6 to 9 months	2	0
9 months to 1 year	3	0
1 to 2 years	2	0
2 to 3 years	4	0
3 to 4 years	0	0
<b>Total</b>	<b>88</b>	<b>16</b>



## DEMOGRAPHICS

Active Cases South	
Henderson	4
Las Vegas	21
Mesquite	1
North Las Vegas	2
Indian Springs	0
<b>Total</b>	<b>28</b>

Active Cases North	
Reno	1
Sparks	0
Stateline	0
Incline	0
	0
<b>Total</b>	<b>1</b>

Closed Cases South	
Henderson	24
Indian Springs	1
Las Vegas	59
Pahrump	1
North Las Vegas	3
<b>Total</b>	<b>88</b>

Closed Cases North	
Dayton	1
Reno	8
Sparks	4
Incline	1
Carson City	2
<b>Total</b>	<b>16</b>

Outcome of Closed Cases	South	North
CLOSED ADMIN. SANCTION/ EDUCATION	3	0
CLOSED AT CLAIMANT'S REQUEST	7	3
CLOSED DUPLICATE CASE	5	1
CLOSED UNSUBSTANTIATED ALLEGATIONS	0	0
DIVISION RESOLVED ALLEGATIONS	2	0
DIVISION TERMINATED INVESTIGATION	5	1
FORWARDED TO DISCIPLINE (LAO) FOR HEARING	0	0
INSUFFICIENT EVIDENCE	0	0
LETTER OF INSTRUCTION	1	0
NO JURISDICTION LETTER	8	1
NO VIOLATION	12	2
PENDING HOA COMPL PREP OF CASE FILE FOR LEGAL	3	0
SUBMITTED FOR HEARING CICCH	2	0
UNSUBSTANTIATED LETTER	26	8
ADR ALLEGATIONS	3	0
RESOLVED PRIOR TO COMPLETE INVEST.	11	0
<b>Total</b>	<b>88</b>	<b>16</b>

<b>HOA 116 Alleged Issues</b>	<b>Alleged</b>	<b>North</b>	<b>South</b>
HOA GOV DOCS - BYLAWS	3	0	3
HOA GOV DOCS - FINANCIALS	1	0	1
HOA GOV DOCS - NON-ENFORCEMENT OF RULES, REGS & GOV DOCS	2	0	2
HOA GOV DOCS - RULES & REGULATIONS	1	0	1
HOA COMPL - OTHER CHAPTER 116 ISSUES NOT LISTED	15	2	13
NAC 116A.140 - RENEWAL OF CERTIFICATE	1	0	1
NAC 116A.165 - SUPERVISING COMMUNITY MANAGERS: QUALIFICATIONS & RESPONSIBILI	1	0	1
NAC 116A.345 - PROHIBITED ACTS	1	0	1
NAC 116A.350 - ALLEGATIONS OF MISCONDUCT/ACTION BY ADMINISTRATOR	1	0	1
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	10	2	8
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	4	1	3
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	5	0	5
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT./SECURITY INTEREST	1	0	1
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	2	0	2
NRS 116.31036 - EXECUTIVE BOARD / MEMBER REMOVAL	1	0	1
NRS 116.31068 - NOTICE TO UNIT OWNERS	1	0	1
NRS 116.31073 - MAINTENANCE, REPAIR, RESTORATION AND REPLACEMENT OF SECURITY	1	0	1
NRS 116.3108 - UNITS' OWNERS / MEETINGS	3	2	1
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	3	0	3
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED	1	0	1
NRS 116.31087 - UNITS' OWNERS / RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	1	0	1
NRS 116.311 - UNITS' OWNERS / VOTING	1	0	1
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAILABILITY OF RECORDS RE	1	0	1
NRS 116.3114 - SURPLUS FUNDS	1	0	1
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	1	0	1
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	1	0	1
NRS 116.31152 - STUDY OF RESERVE	2	0	2
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	4	1	3
NRS 116.31158 - HOA / REGISTRATION W/ OMB	1	0	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	16	2	14
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	4	0	4
NRS 116.31184 - THREATS & HARASSMENT	6	0	6
NRS 116.31187 - PROHIBITION / CERTAIN PERSONNEL ACCEPTING COMPENSATION FROM H	1	0	1
NRS 116.4109 - RESALE OF UNITS	3	0	3
NRS 116.4117 - VIOLATIONS ON RIGHTS OF ACTION; CIVIL ACTION	1	0	1
NRS 116A.400 - PROHIBITED FROM ACTING AS COMMUNITY MANAGER WITHOUT A CERTIFI	2	0	2
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	4	1	3
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	45	7	38
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	10	0	10

<b>Found Issues</b>	<b>Found</b>	<b>North</b>	<b>South</b>
NAC 116A.340 - CHANGE OF NAME/ADDRESS/ASSN. OR SUPERVISING CM	2	0	2
NRS 116.31036 - EXECUTIVE BOARD / MEMBER REMOVAL	1	0	1
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	4	0	4
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	2	0	2
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	6	0	6
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	9	0	9
NRS 116.4109 - RESALE OF UNITS	1	0	1
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	2		2
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	3	0	2

**INTERVENTION AFFIDAVIT**

Cases	South	North
Cases Opened YTD	56	19
Total # of Active Cases	24	2
Total # of Cases Closed YTD	70	18

Aging Report - Active	South	North
90 days or less	9	2
3 to 6 months	2	0
6 to 9 months	1	0
9 months to 1 year	4	0
1 to 2 years	7	0
2 to 3 years	1	0
3 to 4 years	0	0
<b>Total</b>	<b>24</b>	<b>2</b>

Aging Report - Closed	South	North
90 days or less	41	11
3 to 6 months	7	2
6 to 9 months	12	4
9 months to 1 year	4	1
1 to 2 years	6	0
2 to 3 years	0	0
3 to 4 years	0	0
<b>Total</b>	<b>70</b>	<b>18</b>





**DEMOGRAPHICS**

Active Cases South	
Boulder City	1
Henderson	4
Las Vegas	15
N Las Vegas	2
Pahrump	2
<b>Total</b>	<b>24</b>

Active Cases North	
Incline Village	1
Reno	1
Elko	0
Stateline	0
Sparks	0
<b>Total</b>	<b>2</b>

Closed Cases South	
Henderson	13
Las Vegas	50
Logandale	0
North Las Vegas	5
Pahrump	2
<b>Total</b>	<b>70</b>

Closed Cases North	
Stateline	1
Reno	12
Virginia City	1
Incline Village	1
Winnemucca	1
Sparks	1
Zephyr Cove	1
<b>Total</b>	<b>18</b>

Outcome of Closed Cases	South	North
DIVISION RESOLVED ALLEGATIONS	5	3
DIVISION TERMINATED INVESTIGATION	3	0
FORWARDED TO DISCIPLINE (LAO) FOR HEARING	0	0
INSUFFICIENT EVIDENCE	0	0
LETTER OF INSTRUCTION	17	2
NO JURISDICTION LETTER	1	3
NO VIOLATION	18	4
CDL ISSUED	2	2
PENDING INTRV3/CCIC HEARING	6	0
UNSUBSTANTIATED ALLEGATIONS	10	4
STATUTE OF LIMITATION EXPIRED	1	0
CONSOLIDATED	7	0
<b>Total</b>	<b>70</b>	<b>18</b>

<b>INTRV2 Alleged Issues</b>	<b>Alleged</b>	<b>North</b>	<b>South</b>
HOA GOV DOCS - BYLAWS	4	1	3
HOA GOV DOCS - NON-ENFORCEMENT OF RULES, REGS & GOV DOCS	1	0	1
HOA GOV DOCS - DAMAGE TO COMMON ELEMENT	1	0	1
HOA GOV DOCS - FINES	1	0	1
HOA GOV DOCS - MAINTENANCE OF COMMON ELEMENT	1	0	1
HOA GOV DOCS - NON-COMPLIANCE OF GOV DOCS	2	0	2
NAC 116.385 - EXECUTIVE BOARD: SUBMISSION TO DIVISION OF CONTACT	1	0	1
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	14	1	13
NAC 116.415 - CONTENT OF BUDGET TO MAINTAIN RESERVE	3	1	2
NAC 116.425 - RESERVE STUDY; CONTENT	1	0	1
NAC 116.435 - RESERVE STUDY: DISSEMINATION OF SUMMARY OF RESULTS	1	0	1
NAC 116.450 - STUDY OF RESERVE / QUALIFICATIONS OF PERSON TO CONDUCT STUDY	1	1	0
NAC 116.451 - PREPARATION, CONTENTS AND DISTRIBUTION OF INTERIM FINANCIAL STATEMENT	2	1	1
NAC 116.457 - PREPARATION, CONTENTS AND AVAILABILITY OF AUDITED FINANCIAL STATEMENTS; QUALIFIC	2	0	2
NAC 116.465 - FEE FOR PREP./CERTIFICATE FOR RESALE OF UNIT	1	0	1
NAC 116.470 - FEES AND COSTS FOR COLLECTION	1	0	1
NAC 116A.325 - MANAGEMENT AGREEMENT; EVIDENCE OF INSURANCE	1	0	1
NAC 116A.345 - PROHIBITED ACTS	1	0	1
NRS 116.1112 - UNCONSCIONABLE AGREEMENT OR TERM OF CONTRACT	1	1	0
NRS 116.1113 - OBLIGATION OF GOOD FAITH	1	0	1
NRS 116.12065 - NOTICE OF CHANGES TO GOVERNING DOCUMENTS	1	0	1
NRS 116.2111 - ALTERATION OF UNITS; ACCESS TO UNITS	1	1	0
NRS 116.3101 - HOA / ORGANIZATION	6	1	5
NRS 116.3102 - HOA / POWERS	9	2	7
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	36	9	27
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	8	3	5
NRS 116.310313 - COLLECTION OF PAST DUE OBLIGATIONS	1	0	1
NRS 116.31032 - DECLARANT / CONTROL PERIOD	2	0	2
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	16	2	14
NRS 116.31038 - DECLARANT / DELIVERY TO HOA OF PROPERTY HELD	4	2	4
NRS 116.3107 - CIC / UPKEEP	3	0	3
NRS 116.31073 - MAINTENANCE, REPAIR, RESTORATION AND REPLACEMENT OF SECURITY WALLS	1	0	1
NRS 116.3108 - UNITS' OWNERS / MEETINGS	5	0	5
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	10	3	7
NRS 116.31084 - VOTING BY MEMBER OF EXECUTIVE BOARD; DISCLOSURES; ABSTENTION FROM VOTING ON	2	1	1
NRS 116.31085 - UNITS' OWNERS / RIGHT TO SPEAK AT CERTAIN MEETINGS	2	0	2
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF B	4	1	3

NRS 116.31087 - UNITS' OWNERS / RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	1		1
NRS 116.3112 - DECLARANT / CONVEYANCE OR ENCUMBRANCE TO HOA OF COMMON ELEMENTS	1	0	1
NRS 116.3113 - INSURANCE / GENERAL REQUIREMENTS	1	0	1
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	1	0	1
NRS 116.31135 - INSURANCE / REPAIR OR REPLACEMENT OF DAMAGED OR DESTROYED PORTION OF COMM	2	1	1
NRS 116.311395 - FUNDS DEPOSITED IN FDIC INSURED INSTITUTION	1	1	0
NRS 116.3114 - SURPLUS FUNDS	1	1	0
NRS 116.31142 - PREPARATION & PRESENTATION OF FINANCIAL STATEMENTS	2	0	2
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	5	1	4
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	10	2	8
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	12	2	10
NRS 116.31152 - STUDY OF RESERVE	15	1	14
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	15	6	9
NRS 116.31155 - HOA / FEES IMPOSED FOR ADMINISTRATIVE FEES & PENALTIES	3	0	3
NRS 116.31158 - HOA / REGISTRATION W/ OMB	5	1	4
NRS 116.31162 - FORECLOSURE OF LIENS / NOTICE OF DELINQUENT ASSESSMENT MAILING	1	1	0
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	4	1	3
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	4	2	2
NRS 116.31184 - THREATS & HARASSMENT	7	2	5
NRS 116.31187 - PROHIBITION / CERTAIN PERSONNEL ACCEPTING COMPENSATION FROM HOA	1	0	1
NRS 116.4109 - RESALE OF UNITS	1	0	1
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	2	0	2
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	3	0	3
OMB ADR - NRS 38.310(1)(a), OTHER GOV DOCS	1	1	0

<b>INTRV2 Found Issues</b>	<b>Found</b>	<b>North</b>	<b>South</b>
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	4	0	4
NAC 116.450 - STUDY OF RESERVE / QUALIFICATIONS OF PERSON TO CONDUCT STUDY	1	1	0
NAC 116.465 - FEE FOR PREP./CERTIFICATE FOR RESALE OF UNIT	2	0	2
NAC 116A.345 - PROHIBITED ACTS	1	0	1
NRS 116.3101 - HOA / ORGANIZATION	1	1	0
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	8	2	6
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	4	1	3
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	4	0	4
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	5	0	5
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF B	1	1	0
NRS 116.3114 - SURPLUS FUNDS	1	1	0

NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	2	1	1
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	3	0	3
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	2	0	2
NRS 116.31152 - STUDY OF RESERVE	9	0	9
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	3	0	3
NRS 116.31155 - HOA / FEES IMPOSED FOR ADMINISTRATIVE FEES & PENALTIES	1	0	1
NRS 116.31158 - HOA / REGISTRATION W/ OMB	2	1	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	2	0	2
NRS 116.31187 - PROHIBITION / CERTAIN PERSONNEL ACCEPTING COMPENSATION FROM HOA	2	0	2
NRS 116.4109 - RESALE OF UNITS	1	0	1