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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

Petitioner,

vs.

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

Respondents.

CASE NO. 2018-172

FILED

NOV 02 2020

NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

*Kelly Valadez*

**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  
20 Las Vegas, Nevada 89125-2070  
21 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

22 **ORDER**

IT IS HEREBY ORDERED that the above terms are approved.

23 DATED this 29<sup>TH</sup> day of OCTOBER, 2020.

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28 COMMISSIONER

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Submitted by:

THORNDAL, ARMSTRONG, DELK,  
BALKENBUSH & EISINGER

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