



DEPARTMENT OF BUSINESS AND INDUSTRY

**REAL ESTATE DIVISION**

3300 W. Sahara Avenue, Suite 350  
Las Vegas, Nevada 89102  
(702) 486-4606 Fax (702) 486-4067  
E-mail: kvaladez@red.nv.gov  
www.red.nv.gov

**NOTICE & AGENDA OF PUBLIC  
MEETING**

OF THE

NEVADA COMMISSION FOR COMMON-INTEREST COMMUNITIES AND  
CONDOMINIUM HOTELS

**FEBRUARY 2-4, 2021**

The Nevada Commission for Common-Interest Communities and Condominium Hotels meeting **beginning on TUESDAY, FEBRUARY 2, 2021 9:00 a.m. through THURSDAY, FEBRUARY 4, 2021 or until the Commission concludes its business. Members of the public can listen to the meeting and participate during the agenda items designated for public comment by telephone.**

**DIAL-IN NUMBER: (844) 621-3956**

**TUESDAY, FEBRUARY 2, 2021 MEETING NUMBER ACCESS CODE: 146 403 3741  
MEETING PASSWORD: 6XJp9XvJRK2 (69579985752 from phones and video systems)**

**WEDNESDAY, FEBRUARY 3, 2021 MEETING NUMBER ACCESS CODE: 146 504 1488  
MEETING PASSWORD: KScgwVx3Y83 (57249893983 from phones and video systems)**

**THURSDAY, FEBRUARY 4, 2021 MEETING NUMBER ACCESS CODE: 146 079 8134  
MEETING PASSWORD: acVDMZs4e33 (22836974333 from phones and video systems)**

**CONTINUING EDUCATION WILL NOT BE AVAILABLE FOR THIS MEETING**

**PUBLIC NOTICE:** Pursuant to Section 1 of the Declaration of Emergency Directive 006 (“Directive 006”), the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate has been suspended. Moreover, pursuant to Section 3 of Directive 006, the requirements contained in NRS 241.020(4)(a) that public notice agendas be posted at physical locations within the State of Nevada has likewise been suspended. See, [http://gov.nv.gov/uploadedFiles/govnewnv.gov/Content/News/Emergency\\_Orders/2020/DeclarationofEmergencyDirective006reOML.3-21-20.pdf](http://gov.nv.gov/uploadedFiles/govnewnv.gov/Content/News/Emergency_Orders/2020/DeclarationofEmergencyDirective006reOML.3-21-20.pdf).

**STACKED AGENDA:** Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda by the discretion of the Chair. Items may also be combined for consideration or pulled or removed from the agenda at any time. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted. Pursuant to NRS 241.030 the Commission may conduct a closed meeting to consider the character, allegations of misconduct, professional competence, or physical and mental health of a person.

**PUBLIC COMMENT:** Public Comment may be limited to three minutes per person at the discretion of the Chair. The Commission may only take action on those items denoted as potential action items. To provide public testimony by telephone during the agenda items designated for public comment, members of the public may call any time after 8:30 a.m. on February 2-4, 2021 or until the Commission concludes its business. Members of the public may submit written public comment by email to Kelly Valadez, Commission Coordinator, at [kvaladez@red.nv.gov](mailto:kvaladez@red.nv.gov).

**NOTICE:** Prior to the commencement and conclusion of a contested case or a quasi-judicial proceeding that may affect the due process rights of an individual the Commission may refuse to consider public comment (NRS 233B.126).

**1) COMMISSION/DIVISION BUSINESS:**

- A) Call to order; introduction of commissioners in attendance; and establish quorum.
- B) Swearing in of reappointed and newly appointed Commissioners.
- C) Introduction of Division staff in attendance.

**2) PUBLIC COMMENT:**

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER. NO COMMENTS MAY BE MADE REGARDING A MATTER THAT IS OR MAY BE THE SUBJECT OF A FORMAL COMPLAINT BEFORE THE COMMISSION. COMMENT MAY NOT BE LIMITED BASED ON VIEWPOINT. PERSONS WHO DESIRE TO SUBMIT WRITTEN TESTIMONY SHOULD SUBMIT IT TO THE COMMISSION COORDINATOR. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

**3) DISCIPLINARY ACTION: HEARINGS AND POSSIBLE ACTION BY THE COMMISSION:**

- A) NRED v. The Colony, Alan, Mehr, Allen Nichols, and Marc Morger, for possible action  
Case No. 2018-1058  
Type of Respondent: Board Members
- B) NRED v. Belcourt Owners Association, Angela Berliner, Marcia Creamer, Jesse Zambrano and John Carter, for possible action  
Case No. 2018-172  
Type of Respondent: Board Members
- C) NRED v. Desert Garden Homeowners Association, Inc., Daniel Wright, Larry Hawker, Dawson Smith, and Bradley Shultis, for possible action  
Case No. 2019-852  
Type of Respondent: Board Members

D) NRED v. Ruby Chang, for possible action  
Case No. 2019-1100  
Type of Respondent: Unlicensed

E) NRED v. Kristin Putinta, for possible action  
Case No. 2019-1061  
Type of Respondent: Community Manager  
License No.: CAM.0006957-SUPR (Active)

F) NRED v. Michael Sosebee, for possible action  
Case No. 2019-9  
Type of Respondent: Community Manager  
License No.: CAM.0009040 (Active)

**4) PETITION FOR REHEARING: FOR DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:**

A) NRED v. James Melvin Fennell, for possible action  
Case Nos. 2019-1083  
Type of Respondent: Provisional Community Manager  
License#: CAM.0009222-PROV (Revoked)

**5) DIVISION BUSINESS:**

A) Administrator's report.

B) Ombudsman's reports on:

1. Intervention Affidavits;
2. Informal Conferences;
3. Number and Types of Associations Registered Within the State;
4. Auditor's Report;
5. Alternative Dispute Resolution Program;
6. Education and Training Officers' Reports; and
7. Compliance Section Report.

C) Licensee and board member discipline report.

**6) COMMISSION BUSINESS: FOR DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:**

A) Discussion regarding the State of Nevada Controller's Office debt collection process for fines issued by the Commission.

B) Discussion regarding Commissioners' speaking engagement requests.

C) For possible action: Pursuant to NRS 233B.100 discussion and decision regarding a petition for adoption, filing, amendment or repeal of NAC 116.470 regarding costs of collecting any past due obligation of a unit's owner submitted by Cameron Clark.

D) For possible action: Discussion and decision to approve minutes of the October 27-29, 2020 Commission meeting.

**7) FOR POSSIBLE ACTION: FOR DISCUSSION AND DECISION ON DATE, TIME, PLACE, AND AGENDA ITEMS FOR UPCOMING MEETING(S).**

**8) PUBLIC COMMENT:**

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER. NO COMMENTS MAY BE MADE REGARDING A MATTER THAT IS OR

MAY BE THE SUBJECT OF A FORMAL COMPLAINT BEFORE THE COMMISSION. COMMENT MAY NOT BE LIMITED BASED ON VIEWPOINT. PERSONS WHO DESIRE TO SUBMIT WRITTEN TESTIMONY SHOULD SUBMIT IT TO THE COMMISSION COORDINATOR. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

9) **FOR POSSIBLE ACTION: ADJOURNMENT**

**THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 8:30 A.M. ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:**

Nevada Real Estate Division  
1818 E. College Pkwy, Ste. 110  
Carson City, Nevada 89706-7986

Nevada State Business Center  
3300 W. Sahara Ave.  
Las Vegas, Nevada 89102  
[www.red.nv.gov](http://www.red.nv.gov)

Nevada Association of Realtors  
760 Margrave Drive, Ste. 200  
Reno, Nevada 89502

Sierra Nevada Association of Realtors  
300 South Curry Street Ste. 3  
Carson City, Nevada 89703

Elko Board of Realtors  
557 W. Silver Street, Ste. 201B  
Elko, Nevada 89801

Greater LV Association of Realtors  
6360 S. Rainbow Blvd  
Las Vegas, Nevada 89118

Capitol Police  
Grant Sawyer Building  
555 E. Washington Street  
Las Vegas, Nevada 89101

CAMEO, Inc.  
7260 W. Azure Dr. #140-123  
Las Vegas, Nevada 89130

Nevada State Library  
100 Stewart Street  
Carson City, Nevada 89710

Community Association Institute  
Nevada Chapter  
9171 W. Flamingo Rd. #100  
Las Vegas, Nevada 89147

Reno/Sparks Association of Realtors  
5650 Riggins Court, Ste. 200  
Reno, Nevada 89502

Nevada Public Notice Website  
[www.notice.nv.gov](http://www.notice.nv.gov)

**CONTACT FOR SUPPORTING MATERIALS FOR LISTED AGENDA ITEMS:**

Kelly Valadez  
Commission Coordinator  
Nevada Real Estate Division  
3300 W. Sahara Ave., Suite 350  
Las Vegas, Nevada 89102  
Phone#: 702-486-4606  
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Email: [kvaladez@red.nv.gov](mailto:kvaladez@red.nv.gov)