



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

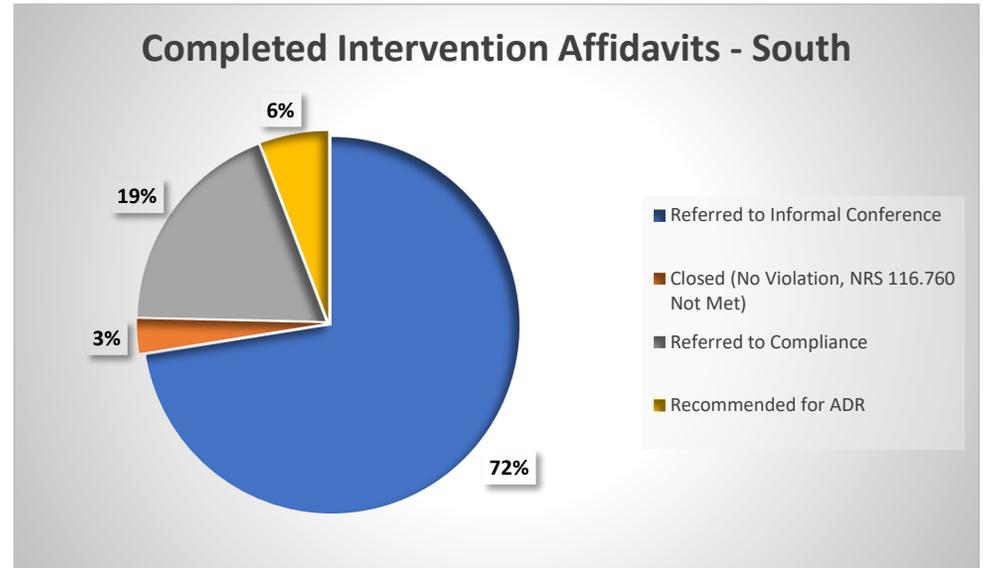
OMBUDSMAN'S OFFICE

REPORTING PERIOD JULY 1, 2020 - DECEMBER 31, 2020

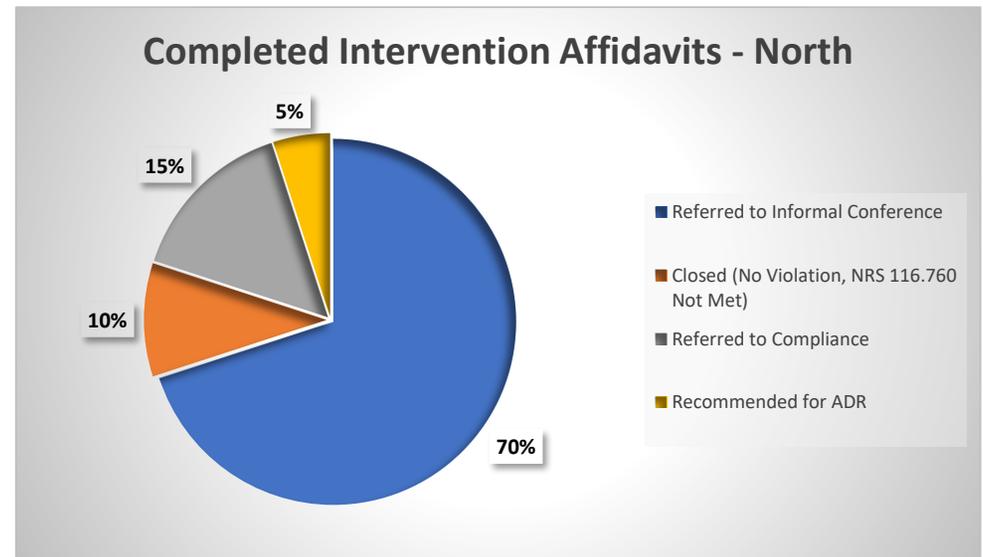
FISCAL YEAR 2021

Intervention Affidavit Report

AFFIDAVITS - SOUTH	YTD Total
Affidavits Received	69
Referred to Informal Conference	50
Closed (No Violation, NRS 116.760 Not Met)	2
Referred to Compliance	13
Recommended for ADR	4

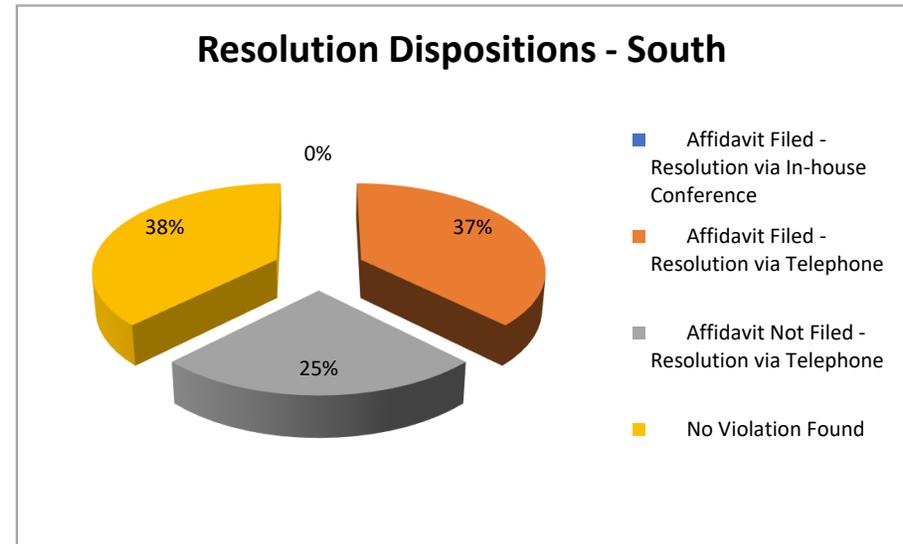


AFFIDAVITS - NORTH	YTD Total
Affidavits Received	20
Referred to Informal Conference	14
Closed (No Violation, NRS 116.760 Not Met)	2
Referred to Compliance	3
Recommended for ADR	1

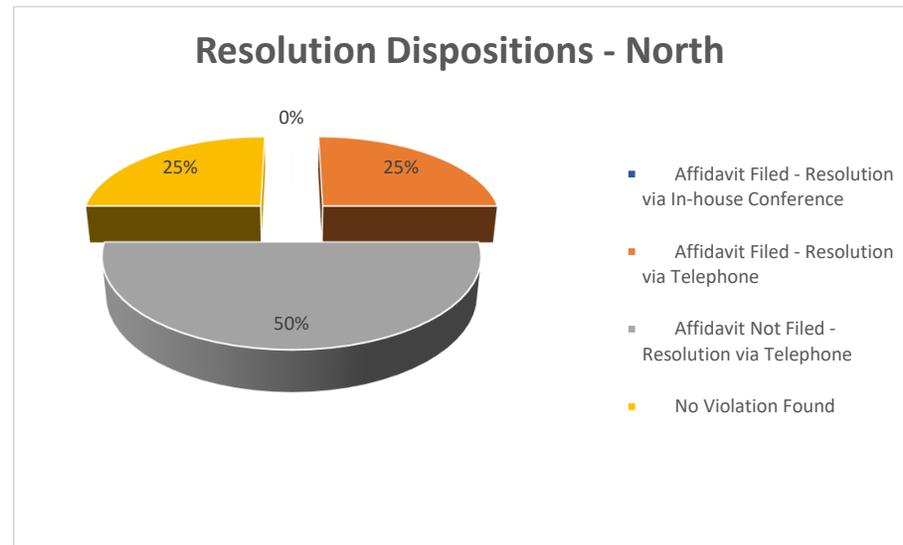


Mediation Report

DISPOSITION OF COMPLAINTS - SOUTH	
Affidavit Filed - Resolution	10
Affidavit Filed - Resolution via In-house Conference	0
Affidavit Filed - Resolution via Telephone	6
Affidavit Not Filed - Resolution via Telephone	4
No Violation Found	6
Affidavit Filed - No Resolution	17
Issue Not Resolved - No Further Action Warranted	10
Provided ADR Information to the Parties	7
Recommended Referral to Compliance	0



DISPOSITION OF COMPLAINTS - NORTH	
Affidavit Filed - Resolution	3
Affidavit Filed - Resolution via In-house Conference	0
Affidavit Filed - Resolution via Telephone	1
Affidavit Not Filed - Resolution via Telephone	2
No Violation Found	1
Affidavit Filed - No Resolution	8
Issue Not Resolved - No Further Action Warranted	5
Provided ADR Information to the Parties	3
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**

ALLEGED ISSUES	
HOA GOV DOCS - ARC	1
HOA GOV DOCS - BYLAWS	2
HOA GOV DOCS - DAMAGE TO OWNERS UNIT	1
HOA GOV DOCS - MAINTENANCE OF COMMON ELEMENT	1
HOA GOV DOCS - NON COMPLIANCE OF GOV DOCS	2
HOA GOV DOCS - NON-ENFORCEMENT OF RULES, REGS & GOV DOCS	1
HOA GOV DOCS - RULES & REGULATIONS	1
NAC 116.405 - MEMBERS OF EXEC. BOARD/ PROHIBITED ACTION	4
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 116.3101 - HOA / ORGANIZATION	1
NRS 116.3102 - HOA/POWERS	1
NRS 116.3103 - POWER OF EXECUTIVE BOARD; FIDUCIARY DUTY	8
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	8
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT/SECURITY INTEREST	1
NRS 116.31034 - EXECUTIVE BOARD/ ELECTION & ELIGIBILITY	4
NRS 116.3105 - CONTRACTS & LEASES / TERMINATION	1
NRS 116.31065 - RULES	1
NRS 116.3107 - CIC MAINTENANCE/UPKEEP	1
NRS 116.3108 - UNITS' OWNERS/MEETINGS	3
NRS 116.31083 - EXECUTIVE BOARD/MEETINGS	1
NRS 116.31084 - VOTING BY MEMBER OF EXECUTIVE BOARD; DISCLOSURES; ABSTENTION FROM VOTING ON CERTAIN MATTERS	1
NRS 116.31085 - UNITS' OWNERS/RIGHT TO SPEAK AT MEETINGS	3
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXEC. BOARD	2
NRS 116.3109 - QUORUM	1
NRS 116.311 - UNITS' OWNERS / VOTING	1
NRS 116.31107 - VOTING BY UNITS' OWNERS	1
NRS 116.3115 - ASSESSMENTS/ COMMON EXPENSES	1
NRS 116.3116 - LIENS/ASSESSMENTS AGAINST UNITS	1
NRS 116.31162 - FORECLOSURE OF LIENS/NOTICES OF DELINQUENT ASSESSMENT MAILING	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS/MAINTENANCE & AVAILABILITY	3
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RESALE OF UNITS	2
NRS 116.31183 - RETALIATORY ACTION	4
NRS 116.31184 - THREATS & HARASSMENT	5
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	2

FOUND ISSUES	
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	4
NRS 116.3108 - UNITS' OWNERS/MEETINGS	1
NRS 116.31083 - EXECUTIVE BOARD/MEETINGS	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**

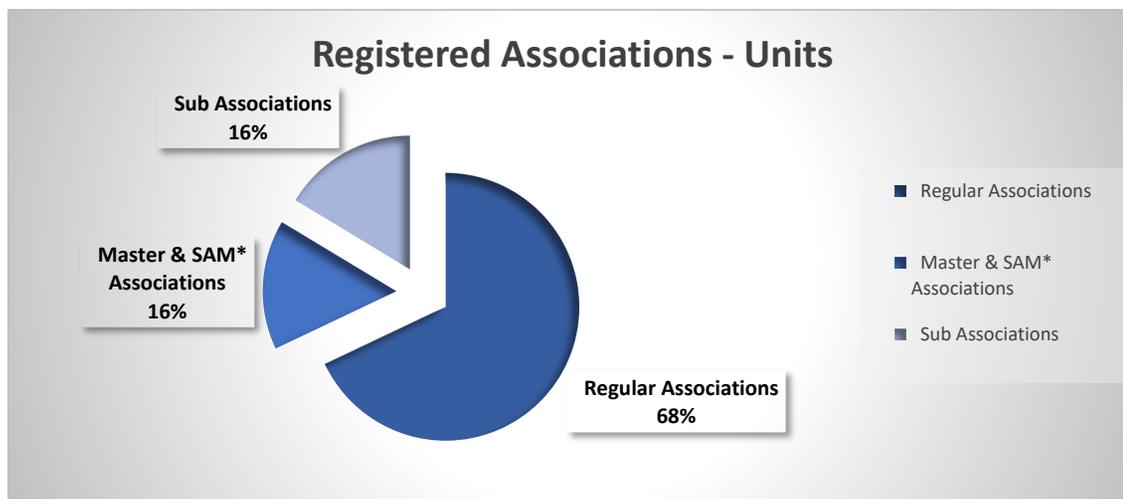
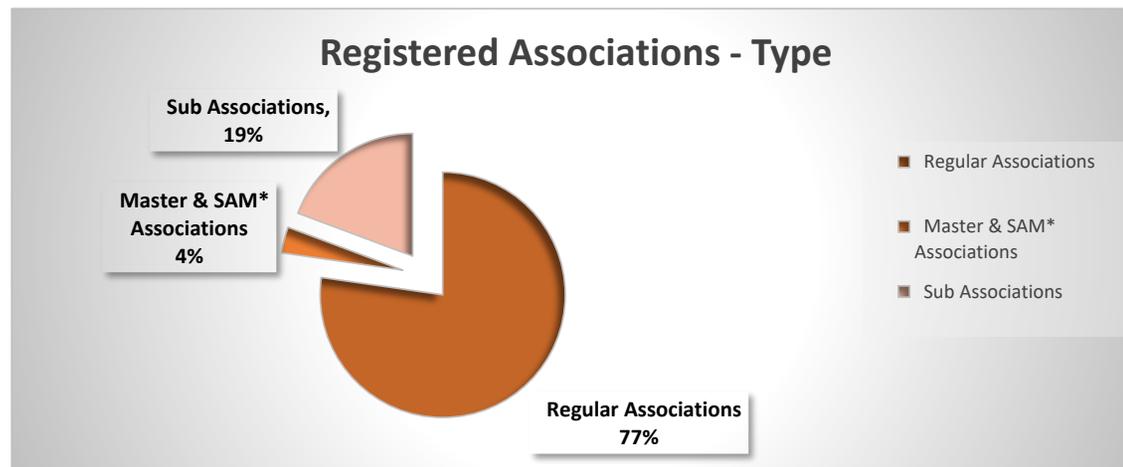
ALLEGED ISSUES	
HOA GOV DOCS - ARC	1
HOA GOV DOCS - NON COMPLIANCE OF GOV DOCS	2
HOA GOV DOCS - NON-ENFORCEMENT OF RULES, REGS & GOV DOCS	1
NAC 116.405 - MEMBERS OF EXEC. BOARD/ PROHIBITED ACTION	3
NRS 116.3103 - POWER OF EXECUTIVE BOARD; FIDUCIARY DUTY	2
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	2
NRS 116.31034 - EXECUTIVE BOARD/ ELECTION & ELIGIBILITY	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	2
NRS 116.31085 - UNITS' OWNERS/RIGHT TO SPEAK AT CERTAIN MEETINGS	2
NRS 116.31087 - UNITS' OWNERS/RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	2
NRS 116.3114 - SURPLUS FUNDS	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS/MAINTENANCE & AVAILABILITY	2
NRS 116.31183 - RETALIATORY ACTION	2
NRS 116.31184 - THREATS & HARRASMENT	2
NRS 116.330 - RIGHT TO INSTALL/MAINT. DROUGHT TOLERANT LANDSCAPE	1
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	1

FOUND ISSUES	
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	2,661	385,353
Master & SAM* Associations	118	88,914
Sub Associations	<u>665</u>	<u>92,785</u>
Hotel Associations	<u>10</u>	<u>6,328</u>
<u>Total</u>	<u>3,454</u>	<u>573,380</u>

*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		431	28	3		1	2		203	672
CONDO/HOTEL			9							1	10
COOP			5						1	3	9
PLANNED COMMUNITY - CONDO/TH			7							1	8
PLANNED COMMUNITY - DUPLEX	2		24	3						5	34
PLANNED COMMUNITY - M/H		1	12		1			3	1		18
PLANNED COMMUNITY - SFD	22	1	1,987	29	7	1	9	5	2	253	2,316
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	3	1					2	29
PLANNED COMMUNITY - SFD/TH/MH			1								1
PLANNED COMMUNITY - TWNHSE	7		246	16	2	-				52	323
MASTER - NO UNITS											-
TOTAL	35	2	2,771	81	14	1	10	10	4	526	3,454

KEY

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

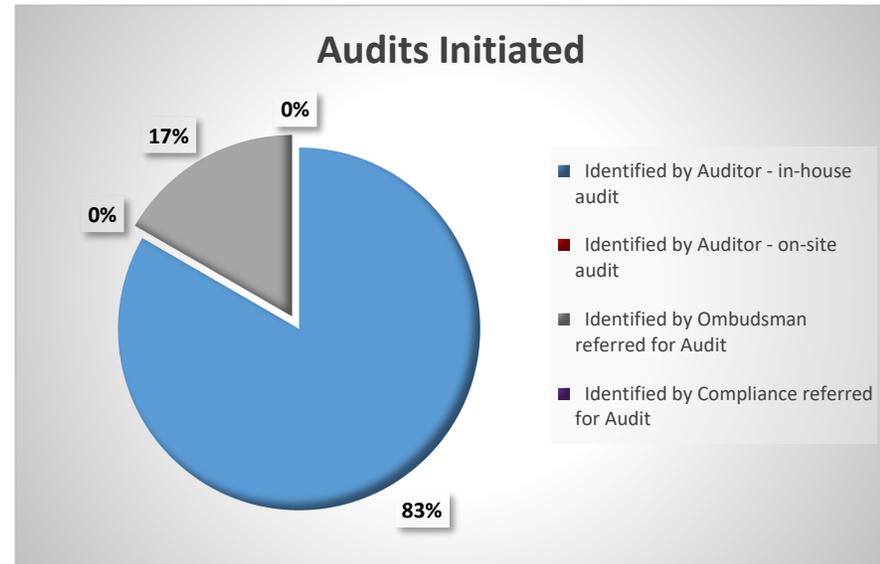
Auditor Report

Carryover from FY 20	<u>3</u>
<u>Audits Conducted</u>	
Identified by Auditor - in-house audit	10
Identified by Auditor - on-site audit	0
Identified by Ombudsman referred for Audit	2
Identified by Compliance referred for Audit	0
Total Audits Initiated	<u>15</u>

* Includes carryover audits included from previous year

<u>Disposition of Audits</u>	
Completed audits - compliance gained by Auditor	4
Completed audits referred to Compliance	3
Total Audits Completed*	<u>7</u>

<u>Special Projects</u>	
Financial Review - Association	0
Special Projects - Other	6
Total Special Projects	<u>6</u>



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	
Initial Claims Filed	112

Responses Received	
Responses Received	94
Number of Filings(CLM & RSP)	206
Filing Fees Received	\$10,300.00

Mediation Requests	
Requests for Mediation	183
Bank/Mortgage Holder	0
Non-Bank/Mortgage Holder	183

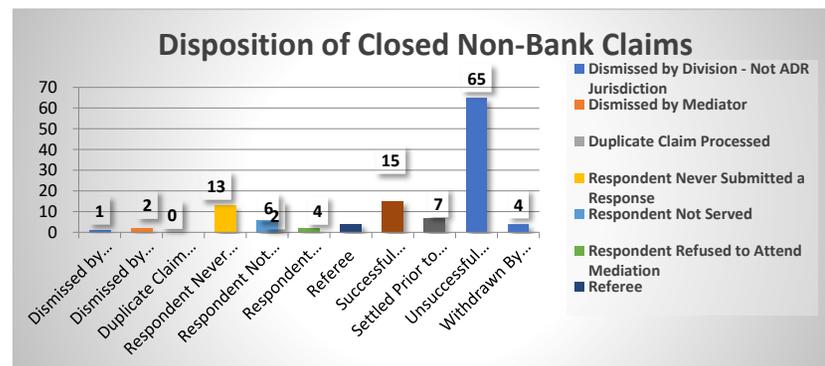
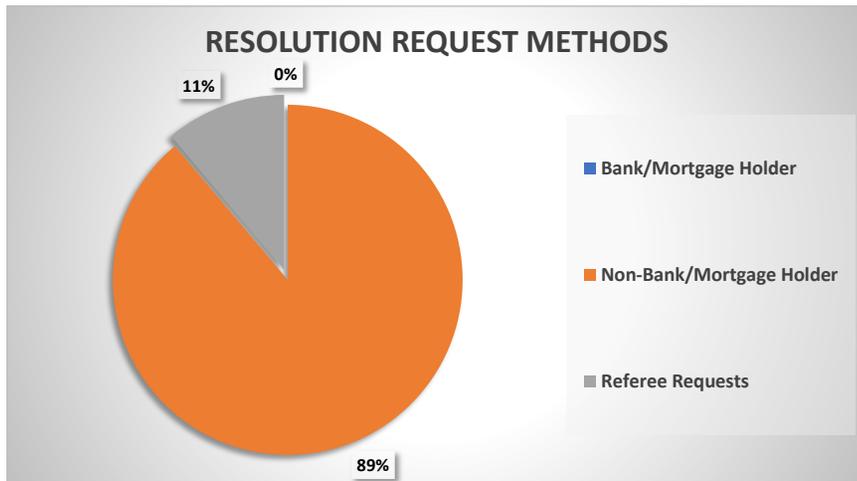
Referee Requests	
Referee Requests	23

Assigned Claims	
Mediation Assignments	89
Referee Assignments	3
FY 20 Assigned Claims / Pending Mediation	6

Closed Claims	
Disposition of Closed Claims	119
Dismissed by Division - Not ADR Jurisdiction	1
Dismissed by Mediator	2
Duplicate Claim Processed	0
Respondent Never Submitted a Response	13
Respondent Not Served	6
Respondent Refused to Attend Mediation	2
Referee	4
Successful Mediation - Agreement Reached	15
Settled Prior to Mediation	7
Unsuccessful Mediations - No Agreement	65
Withdrawn By Claimant	4

Bank Closed Claims	
Bank Claims Closed	0
Dismissed by Division - Not ADR Jurisdiction	0
Duplicate Claim Processed	0
Respondent Never Submitted a Response	0
Respondent Not Served	0
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	118
Invoices Approved for Payment	52
Invoices Paid	\$21,043.25

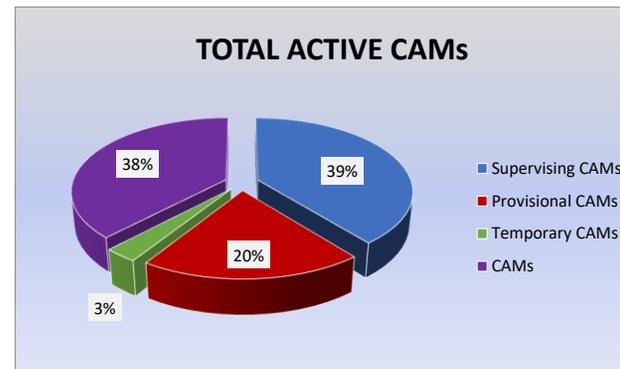


* Amount reflected due to internal decision.

EDUCATION AND TRAINING

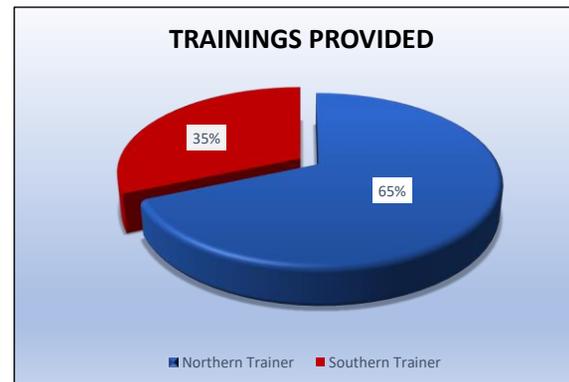
EDUCATION OFFICER

TOTAL ACTIVE CAMs	762
Supervising CAMs	299
Provisional CAMs	151
Temporary CAMs	23
CAMs	289
TOTAL ACTIVE CE COURSES	145
Approved for General Credit	114
Approved for Law Credit	31
Newly Approved Courses	16
Renewed Courses	36
Course Offerings*	86
Audits Conducted by Division	2
Educational Materials Created/Published on Website**	8
Website Views (CIC pages)	7,387



TRAINING OFFICER

Training Topics Available on Website	23
TRAININGS PROVIDED	61
On-site (including via Teams)	54
Northern Trainer	37
Southern Trainer	17
Off-site (to associations upon request)	7
Henderson	2
Las Vegas	4
North Las Vegas	1
Increase from FY 20	52%
ATTENDEES	1,078
Northern Nevada	291
Southern Nevada	787
Increase from FY 20	59%



*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 - DECEMBER 31, 2020

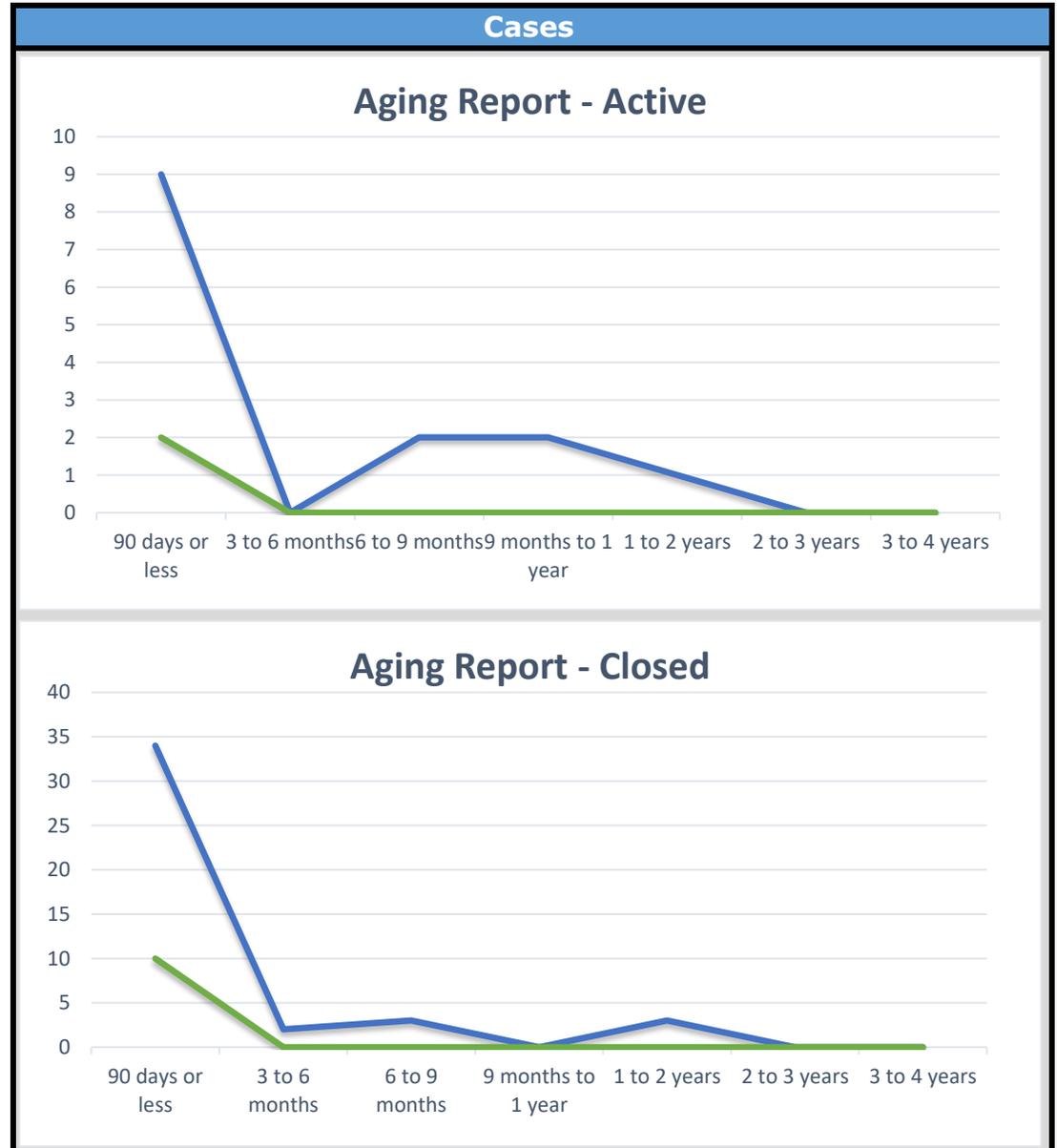
FISCAL YEAR 2021

Statement of Fact

Cases	South	North
Cases Opened YTD	42	8
Total # of Active Cases	14	2
Total # of Cases Closed YTD	39	10

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

Aging Report - Closed	South	North
90 days or less	34	10
3 to 6 months	2	0
6 to 9 months	3	0
9 months to 1 year	0	0
1 to 2 years	3	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	42	10



DEMOGRAPHICS

Active Cases South	
Henderson	3
Las Vegas	10
North Las Vegas	1
Indian Springs	0
Total	14

Active Cases North	
Reno	3
Sparks	0
Total	3

Closed Cases South	
Henderson	11
Indian Springs	1
Las Vegas	27
North Las Vegas	3
Total	42

Closed Cases North	
Dayton	1
Reno	3
Sparks	5
Dayton	1
Total	10

Outcome of Closed Cases	South	North
ADMINISTRATIVE FINE ACCESSED	2	0
DIVISION RESOLVED ALLEGATIONS	1	0
DIVISION TERMINATED INVESTIGATION	4	3
FORWARDED TO DISCIPLINE (LAO) FOR HEARING	3	0
LETTER OF INSTRUCTION	0	1
NO JURISDICTION LETTER	7	1
NO VIOLATION	12	1
RESOLVED PRIOR TO COMPL. OF INVEST.	4	0
UNSUBSTANTIATED ALLEGATIONS	9	4
Total	42	10

Statement of Fact Issues

Southern Cases

NRS/NAC ISSUES	ALLEDGED	FOUND
NAC 116A.340 - CHANGE OF NAME/ADDRESS/ASSN. OR SUPERVISING CM	0	0
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	0	0
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	0	0
NRS 116.31036 - EXECUTIVE BOARD / MEMBER REMOVAL	1	1
NRS 116.31073 - MAINTENANCE, REPAIR, RESTORATION AND REPLACEMENT OF SECURITY WALLS	0	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	0	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	0	0
NRS 116.31152 - STUDY OF RESERVE	0	0
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	1	0
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	0	0
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	0	0
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	1	1
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	0	1

Northern Cases

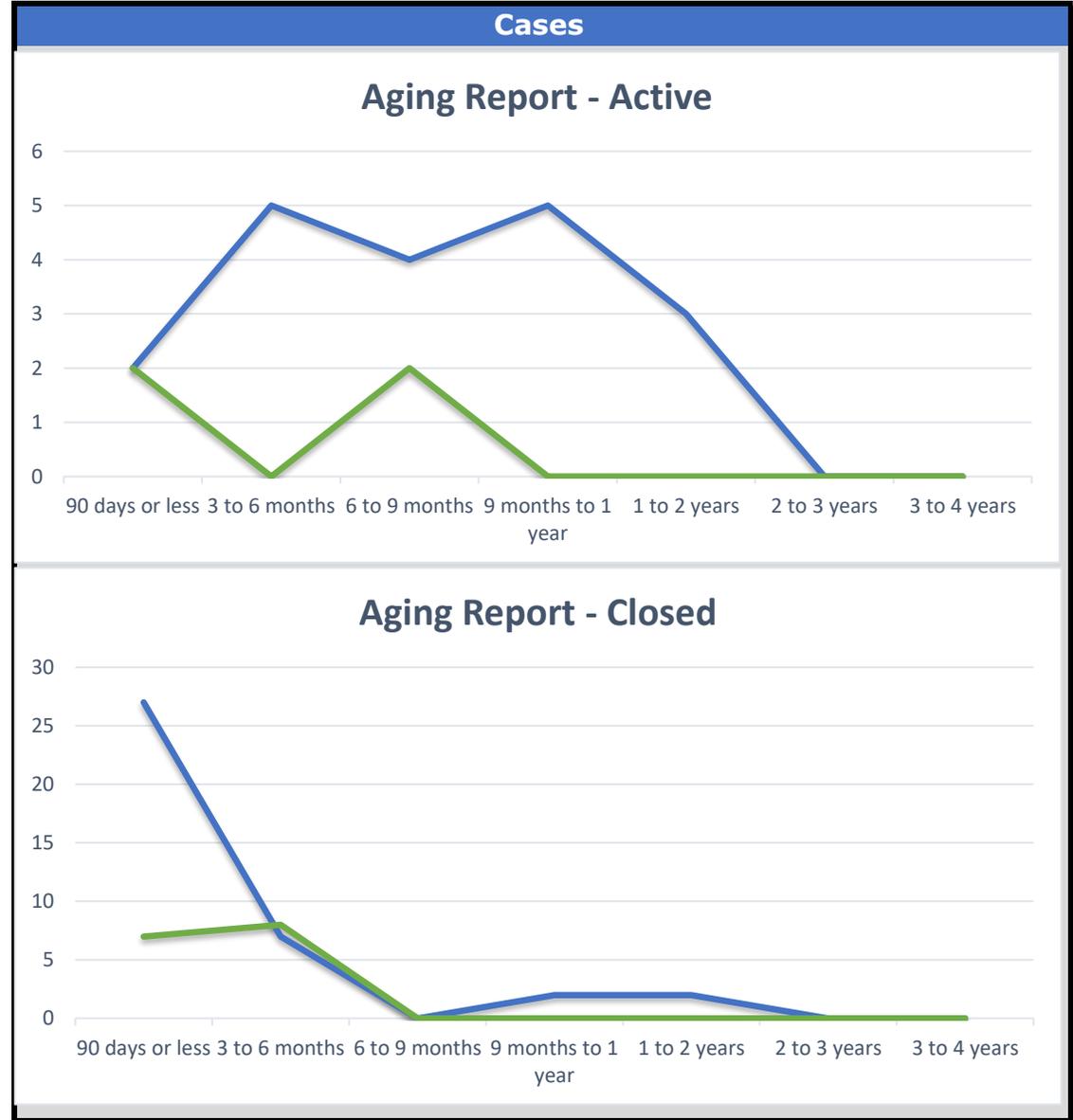
NRS/NAC ISSUES	ALLEDGED	FOUND
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	0	0
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	0	0
NRS 116.31153 - WITHDRAWALS /	1	0
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	0	0

INTERVENTION AFFIDAVIT

Cases	South	North
Cases Opened YTD	28	10
Total # of Active Cases	19	4
Total # of Cases Closed YTD	34	17

Aging Report - Active	South	North
90 days or less	2	2
3 to 6 months	5	0
6 to 9 months	4	2
9 months to 1 year	5	0
1 to 2 years	3	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	19	4

Aging Report - Closed	South	North
90 days or less	27	7
3 to 6 months	7	8
6 to 9 months	0	0
9 months to 1 year	2	0
1 to 2 years	2	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	38	15



DEMOGRAPHICS

Active Cases South	
Boulder City	1
Henderson	0
Las Vegas	15
Logandale	0
Pahrump	3
Total	19

Active Cases North	
Incline Village	1
Reno	1
Spring Creek	1
Stateline	0
Zephyr Cove	1
Total	4

Closed Cases South	
Henderson	6
Las Vegas	29
Logandale	1
North Las Vegas	1
Pahrump	1
Total	38

Closed Cases North	
Stateline	1
Reno	9
Virginia City	1
Incline Village	2
Winnemucca	1
Zephyr Cove	1
Total	15

Outcome of Closed Cases	South	North
COMPLIANCE DEMAND LETTER	2	1
CONSOLIDATE W/CICC CASES	2	0
DIVISION RESOLVED ALLEGATIONS	5	2
DIVISION TERMINATED INVESTIGATION	1	1
LETTER OF INSTRUCTION	7	2
NO VIOLATION	15	5
NON-JURISDICTIONAL	0	1
RECOMMENDATION FOR HEARING - CIC	2	1
RESOLVED PRIOR TO COMPL. OF INVEST.	0	0
STATUTE OF LIMITATION EXPIRED	1	0
UNSUBSTANTIATED LETTER	3	2
Total	38	15

Intervention II Affidavit Issues**Southern Cases**

NRS/NAC ISSUES	ALLEDGED	FOUND
HOA GOV DOCS - BYLAWS	0	0
HOA GOV DOCS - DAMAGE TO OWNER'S UNIT	0	0
HOA GOV DOCS - NON-COMPLIANCE OF GOV DOCS	0	0
HOA GOV DOCS - OTHER GOV DOCS ISSUES NOT LISTED	0	0
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	0	0
NAC 116.435 - RESERVE STUDY: DISSEMINATION OF SUMMARY OF RESULTS	0	0
NAC 116.451 - PREPARATION, CONTENTS AND DISTRIBUTION OF INTERIM FINANCIAL STATEMENT	0	0
NAC 116.457 - PREPARATION, CONTENTS AND AVAILABILITY OF AUDITED FINANCIAL STATEMENTS; QUALIFICATIONS OF AUDITORS	0	0
NAC 116A.325 - MANAGEMENT AGREEMENT; EVIDENCE OF INSURANCE	0	0
NAC 116A.345 - PROHIBITED ACTS	0	0
NRS 116.089 - "SPECIAL DECLARANT'S RIGHTS" DEFINED	0	0
NRS 116.3101 - HOA / ORGANIZATION	0	0
NRS 116.3102 - HOA / POWERS	0	0
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	0	0
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	0	0
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT./SECURITY INTEREST	0	0
NRS 116.310313 - COLLECTION OF PAST DUE OBLIGATIONS	0	0
NRS 116.31032 - DECLARANT / CONTROL PERIOD	0	0
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	0	0
NRS 116.31038 - DECLARANT / DELIVERLY TO HOA OF PROPERTY HELD	0	0
NRS 116.31068 - NOTICE TO UNIT OWNERS	0	0
NRS 116.3107 - CIC / UPKEEP	0	0
NRS 116.31073 - MAINTENANCE, REPAIR, RESTORATION AND REPLACEMENT OF SECURITY WALLS	0	0
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	0	0
NRS 116.31084 - VOTING BY MEMBER OF EXECUTIVE BOARD; DISCLOSURES; ABSTENTION FROM VOTING ON CERTAIN MATTERS	0	0
NRS 116.31085 - UNITS' OWNERS / RIGHT TO SPEAK AT CERTAIN MEETINGS	0	0
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE BOARD	0	0
NRS 116.31088 - MEETINGS REGARDING CIVIL ACTION; RIGHTS TO REQUEST DISMISSAL OF CIVIL ACTION	0	0
NRS 116.31135 - INSURANCE / REPAIR OR REPLACEMENT OF DAMAGED OR DESTROYED PORTION OF COMMON ELEMENTS	0	0
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	0	0
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	0	0
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	0	0

NRS 116.31152 - STUDY OF RESERVE	0	0
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	0	0
NRS 116.31155 - HOA / FEES IMPOSED FOR ADMINISTRATIVE FEES & PENALTIES	0	0
NRS 116.31158 - HOA / REGISTRATION W/ OMB	0	0
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	0	0
NRS 116.31184 - THREATS & HARRASSMENT	0	0
NRS 116.31185 - PROHIBITION / CERTAIN PERSONNEL SOLICITING OR ACCEPTING COMPENSATION	0	0
NRS 116.31187 - PROHIBITION / CERTAIN PERSONNEL ACCEPTING COMPENSATION FROM HOA	0	0
NRS 116.4109 - RESALE OF UNITS	0	0
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	0	0
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	0	0
NRS 116B.605 - STUDY OF THE RESERVES FOR COMMON ELEMENTS	0	0

Northern Cases

NRS/NAC ISSUES	ALLEDGED	FOUND
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	0	0
NAC 116.415 - CONTENT OF BUDGET TO MAINTAIN RESERVE	1	0
NAC 116.450 - STUDY OF RESERVE / QUALIFICATIONS OF PERSON TO CONDUCT STUDY	0	0
NRS 116.3101 - HOA / ORGANIZATION	0	0
NRS 116.3102 - HOA / POWERS	0	0
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	3	0
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	1	0
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	0	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 MATTERS	0	0
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE BOARD	0	0
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	1	1
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	2	0
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	1	0
NRS 116.31152 - STUDY OF RESERVE	0	0
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	1	0
NRS 116.31158 - HOA / REGISTRATION W/ OMB	0	0
NRS 116.31162 - FORECLOSURE OF LIENS / NOTICE OF DELINQUENT ASSESSMENT MAILING	0	0
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	1	0
NRS 116.31184 - THREATS & HARRASSMENT	1	0