



DEPARTMENT OF BUSINESS AND INDUSTRY

**REAL ESTATE DIVISION**

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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

**JUNE 1-3, 2021**

The Nevada Commission for Common-Interest Communities and Condominium Hotels meeting **beginning on TUESDAY, JUNE 1, 2021 9:00 a.m. through THURSDAY, JUNE 3, 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 or video.**

**DIAL-IN NUMBER: (844) 621-3956 or Webex.com**

**TUESDAY, JUNE 1, 2021 MEETING NUMBER ACCESS CODE: 146 354 4074  
MEETING PASSWORD: gJmpEpf32E2 (45673733232 from phones and video systems)**

**WEDNESDAY, JUNE 2, 2021 MEETING NUMBER ACCESS CODE: 146 462 9950  
MEETING PASSWORD: JpKZBPq8r77 (57592778777 from phones and video systems)**

**THURSDAY, JUNE 3, 2021 MEETING NUMBER ACCESS CODE: 146 515 5878  
MEETING PASSWORD: Yxt7M7xdej9 (99876793359 from phones and video systems)**

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

**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 June 1-3, 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 newly appointed Commissioner.
- 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. Richard Bianco, for possible action  
Case No. 2017-2427  
Type of Respondent: Board Member
  
- B) NRED v. The Colony, Alan, Mehr, Allen Nichols, and Marc Morger, for possible action  
Case No. 2018-1058  
Type of Respondent: Board Members
  
- C) NRED v. Michael Sosebee, for possible action  
Case No. 2019-9  
Type of Respondent: Community Manager  
License No.: CAM.0009040 (Active)
  
- D) NRED v. Denise Vargas, for possible action  
Case No. 2019-817  
Type of Respondent: Community Manager  
License No.: CAM.0007333-SUPR (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 (INACTIVE)

**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 2021 legislative bills related to NRS 116, 116A and 116B which may impact the Commission and/or Division including, but not limited to:
1. Assembly Bill 237 relating to real property; establishing a process for the Commission for Common-Interest Communities and Condominium Hotels to investigate complaints alleging violations of provisions governing certain fees which may be imposed or charged by a unit-owners' association for a common-interest community; revising provisions pertaining to the applicability of certain provisions of law governing the creation, alteration and termination of common-interest communities; prohibiting a unit-owners' association from imposing or charging certain fees other than or in excess of those that the association is expressly authorized or required by statute to impose or charge; increasing the cost of a demand or intent to lien letter; revising provisions relating to the exemption from providing certain information in the case of certain dispositions of a unit in a common-interest community; requiring certain notice to be provided for a foreclosure sale; revising provisions relating to the sale of real property consisting of several lots or parcels; revising provisions regarding the ascertainment of title of real property to be partitioned; making certain technical changes and removing certain obsolete provisions; revising provisions concerning instruments that subordinate or waive priority of a mortgage or deed of trust of, lien upon or interest in real property; revising provisions relating to certain liens on real property; and providing other matters properly relating thereto.  
<https://www.leg.state.nv.us/App/NELIS/REL/81st2021/Bill/7685/Text>
  2. Assembly Bill 249 relating to common-interest communities; prohibiting, under certain circumstances, a common-interest community from restricting the hours in which construction work may begin; and providing other matters properly relating thereto. <https://www.leg.state.nv.us/App/NELIS/REL/81st2021/Bill/7709/Text#>
  3. Senate Bill 72 relating to common-interest communities; requiring a limited-purpose association to comply with certain requirements relating to the establishment and foreclosure of a lien for assessments; revising provisions relating to the imposition of fines that may be assessed for certain violations of the governing documents of a unit-

owners' association; revising provisions relating to meetings of the executive board of a unit-owners' association; and providing other matters properly relating thereto.

<https://www.leg.state.nv.us/App/NELIS/REL/81st2021/Bill/7278/Text>

4. Senate Bill 95 relating to business entities; revising provisions relating to service of process on management persons; making various changes to definitions relating to corporations; authorizing a corporation to include a federal forum selection clause in its articles of incorporation or bylaws; revising provisions relating to the breach of a fiduciary duty by a director or officer of a corporation; making various changes relating to meetings of stockholders held by means of remote communication; revising provisions relating to voting agreements of stockholders; revising provisions relating to notice of meetings of stockholders; revising provisions relating to insolvent corporations; revising provisions relating to discretionary indemnification of directors, officers, employees and agents of corporations; providing an exception to the requirement that a corporation issue a certificate of membership; establishing and revising provisions relating to distributions made by limited-liability companies; revising provisions relating to the form of contributions to capital of members of a limited-liability company or series; making various changes relating to the standard of voting for actions taken by corporations, limited partnerships and limited-liability companies; revising provisions relating to dissenter's rights; and providing other matters properly relating thereto.

<https://www.leg.state.nv.us/App/NELIS/REL/81st2021/Bill/7385/Text>

5. Senate Bill 186 relating to collection agencies; requiring a collection agency to file certain annual reports regarding debts collected for a homeowners' association; prohibiting a collection agency from collecting certain debts owed to certain persons related to or affiliated with an owner of the collection agency; and providing other matters properly relating thereto.

<https://www.leg.state.nv.us/App/NELIS/REL/81st2021/Bill/7616/Overview>

- B) Discussion regarding Commissioners' speaking engagement requests.
- C) For possible action: Discussion and decision to approve minutes of the February 2, 2021 Commission meeting.

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

**8) PUBLIC COMMENT:**

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**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  
Fax#: 702-486-4067  
Email: [kvaladez@red.nv.gov](mailto:kvaladez@red.nv.gov)