



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

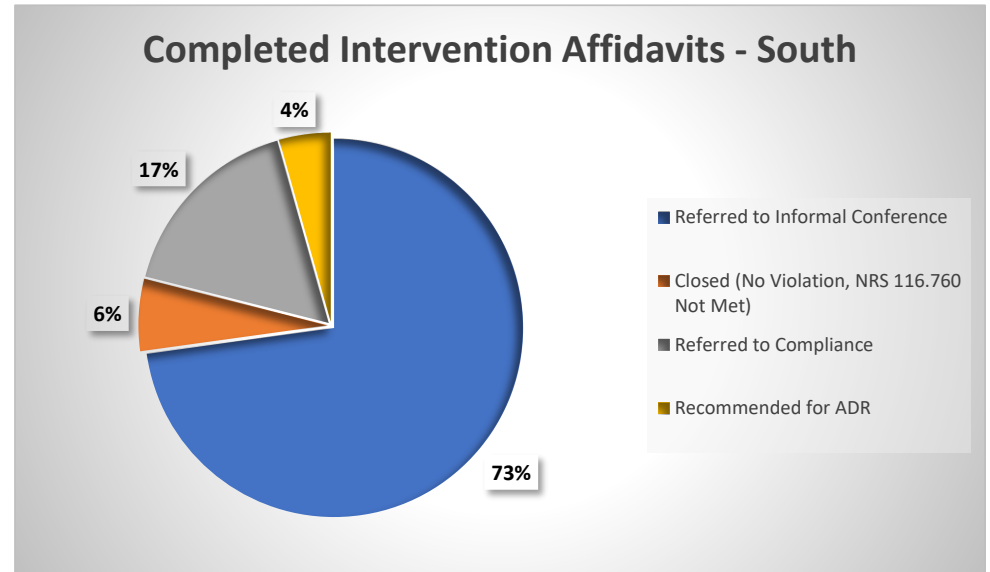
OMBUDSMAN'S OFFICE

REPORTING PERIOD JULY 1, 2020 - APRIL 30, 2021

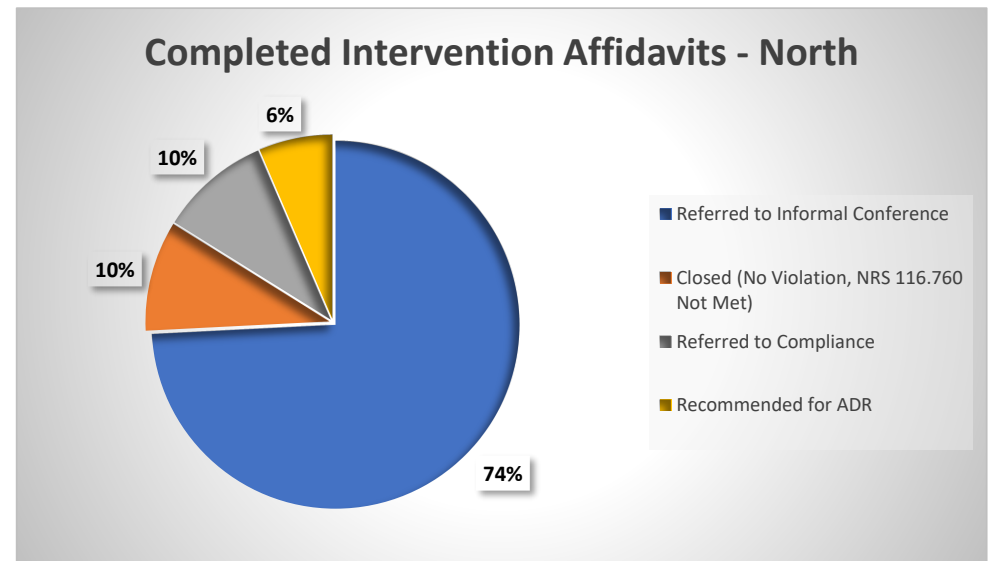
FISCAL YEAR 2021

Intervention Affidavit Report

AFFIDAVITS - SOUTH	YTD Total
Affidavits Received	114
Referred to Informal Conference	83
Closed (No Violation, NRS 116.760 Not Met)	7
Referred to Compliance	19
Recommended for ADR	5

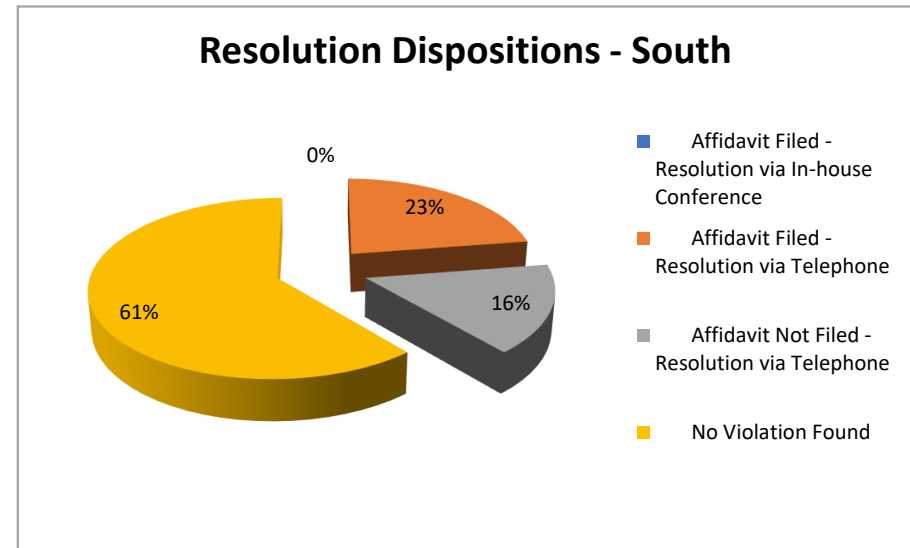


AFFIDAVITS - NORTH	YTD Total
Affidavits Received	31
Referred to Informal Conference	23
Closed (No Violation, NRS 116.760 Not Met)	3
Referred to Compliance	3
Recommended for ADR	2

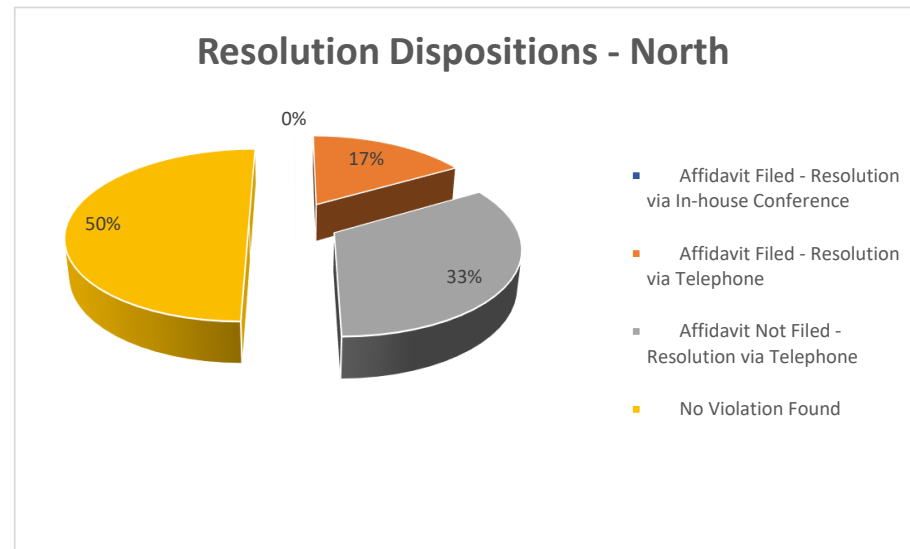


Mediation Report

DISPOSITION OF COMPLAINTS - SOUTH	
Affidavit Filed - Resolution	12
Affidavit Filed - Resolution via In-house Conference	0
Affidavit Filed - Resolution via Telephone	7
Affidavit Not Filed - Resolution via Telephone	5
No Violation Found	19
Affidavit Filed - No Resolution	28
Issue Not Resolved - No Further Action Warranted	18
Provided ADR Information to the Parties	10
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	3
Affidavit Filed - No Resolution	15
Issue Not Resolved - No Further Action Warranted	9
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**

ALLEGED ISSUES	
HOA GOV DOCS - ARC	1
HOA GOV DOCS - BYLAWS	3
HOA GOV DOCS - DAMAGE TO OWNERS UNIT	1
HOA GOV DOCS - FINES	1
HOA GOV DOCS - MAINTENANCE OF COMMON ELEMENT	1
HOA GOV DOCS - NON COMPLIANCE OF GOV DOCS	4
HOA GOV DOCS - NON-ENFORCEMENT OF RULES, REGS & G.D.	3
HOA GOV DOCS - RULES & REGULATIONS	1
NAC 116.405 - MEMBERS OF EXEC. BOARD/ PROHIB. ACTION	5
NAC 116.465 - FEE FOR PREP./CERTIFICATE FOR RESALE	1
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	2
NRS 116.3103 - POWER OF EXEC. BOARD; FIDUCIARY DUTY	13
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	14
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	1
NRS 116.3105 - CONTRACTS & LEASES / TERMINATION	1
NRS 116.31065 - RULES	5
NRS 116.3107 - CIC MAINTENANCE/UPKEEP	1
NRS 116.3108 - UNITS' OWNERS/MEETINGS	4
NRS 116.31083 - EXECUTIVE BOARD/MEETINGS	4
NRS 116.31084 - VOTING BY MEMBER OF EXECUTIVE BOARD; DISCLOSURES; ABSTENTION FROM VOTING ON CERTAIN MATTERS	2
NRS 116.31085 - UNITS' OWNERS/RIGHT TO SPEAK AT MEETINGS	6
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXEC. BOARD	2
NRS 116.31087 - UNITS' OWNERS/RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	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 ENCUMBRANCE	1
NRS 116.3113 - INSURANCE / GENERAL REQUIREMENTS	1
NRS 116.3115 - ASSESSMENTS/ COMMON EXPENSES	2
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	4
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RESALE OF UNITS	3
NRS 116.31183 - RETALIATORY ACTION	7
NRS 116.31184 - THREATS & HARASSMENT	16
NRS 116.330 - RIGHT TO INSTALL/MAINT. DROUGHT TOLERANT LANDSCAPE	1
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 RESTORE	1
NRS 116.760 - RIGHT OF PERSON TO FILE AFFIDAVIT WITH NRED; PROCEDURE FOR FILING AFFIDAVIT	3

FOUND ISSUES	
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	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

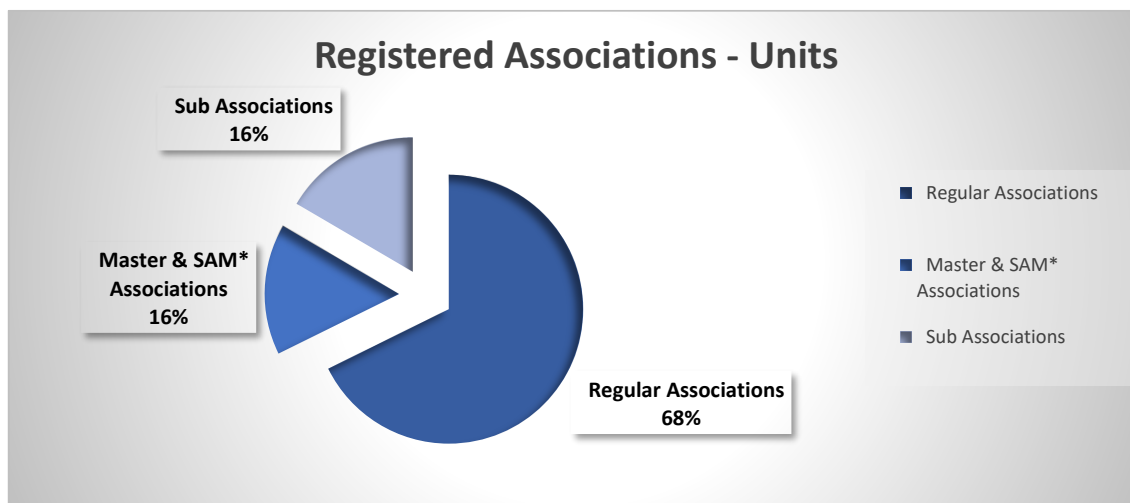
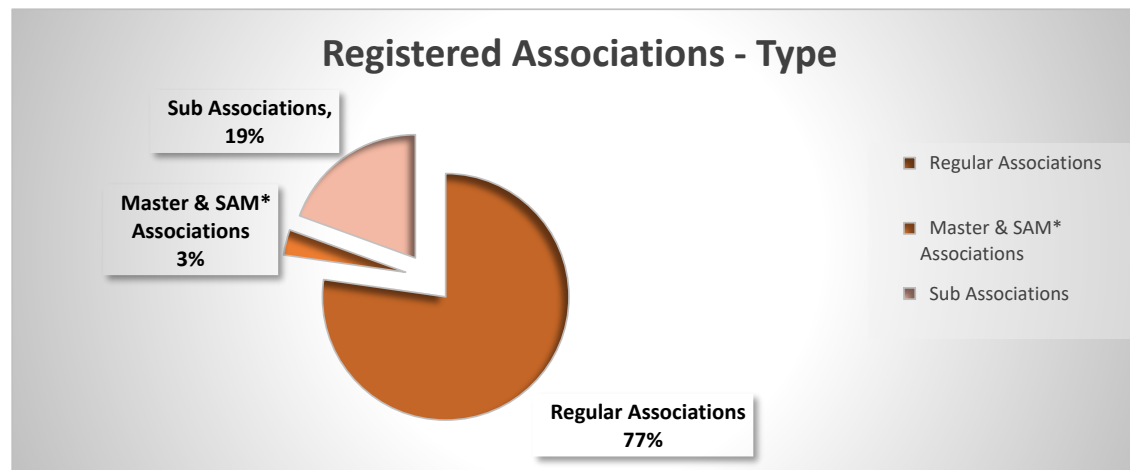
ALLEGED ISSUES	
HOA GOV DOCS - ARC	2
HOA GOV DOCS - BYLAWS	3
HOA GOV DOCS - NON COMPLIANCE OF GOV DOCS	4
HOA GOV DOCS - NON-ENFORCEMENT OF RULES, REGS & GOV DOCS	2
NAC 116.405 - MEMBERS OF EXEC. BOARD/ PROHIBITED ACTION	4
NRS 116.3103 - POWER OF EXECUTIVE BOARD; FIDUCIARY DUTY	4
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	3
NRS 116.31034 - EXECUTIVE BOARD/ ELECTION & ELIGIBILITY	2
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	2
NRS 116.31085 - UNITS' OWNERS/RIGHT TO SPEAK AT CERTAIN MEETINGS	2
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

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	2,691	387,437
Master & SAM* Associations	116	90,011
Sub Associations	<u>677</u>	<u>94,797</u>
Hotel Associations	<u>10</u>	<u>6,328</u>
Total	<u>3,494</u>	<u>578,573</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		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	2,023	30	7		9	5	2	250	2,349
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	-				54	326
MASTER - NO UNITS											-
TOTAL	36	2	2,814	77	14	-	10	10	4	527	3,494

KEY

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

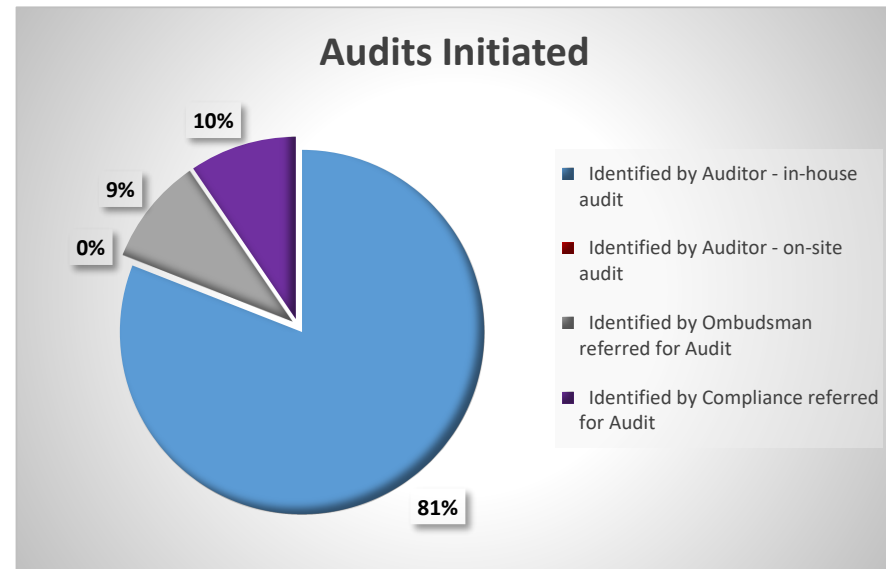
Auditor Report

Carryover from FY 20		<u>3</u>
<u>Audits Conducted</u>		
Identified by Auditor - in-house audit	17	
Identified by Auditor - on-site audit	0	
Identified by Ombudsman referred for Audit	2	
Identified by Compliance referred for Audit	2	
Total Audits Initiated		<u>24</u>

* Includes carryover audits included from previous year

<u>Disposition of Audits</u>	
Completed audits - compliance gained by Auditor	5
Completed audits referred to Compliance	14
Total Audits Completed*	<u>19</u>

<u>Special Projects</u>	
Financial Review - Association	1
Special Projects - Other	6
Total Special Projects	<u>7</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	183

Responses Received	
Responses Received	146
Number of Filings(CLM & RSP)	329
Filing Fees Received	\$16,450.00

Mediation Requests	
Requests for Mediation	299
Bank/Mortgage Holder	1
Non-Bank/Mortgage Holder	298

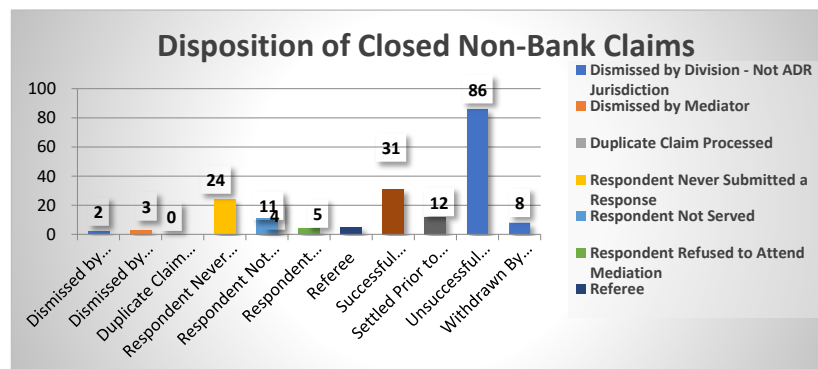
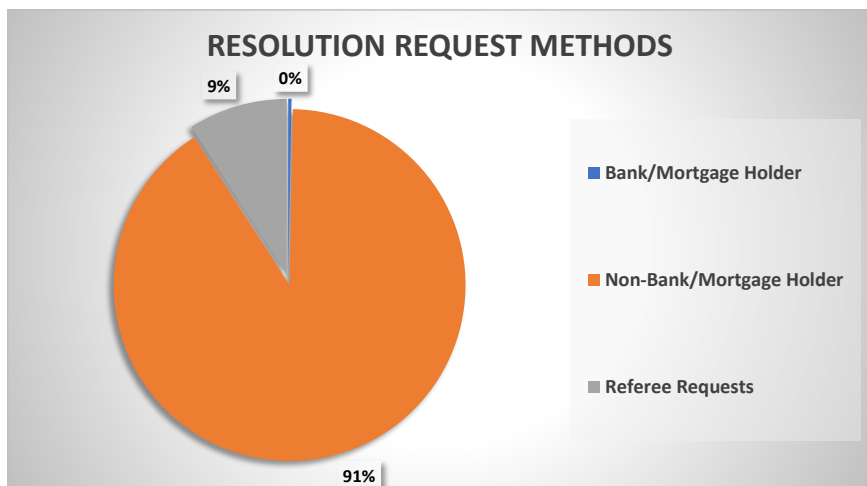
Referee Requests	
Referee Requests	30

Assigned Claims	
Mediation Assignments	139
Referee Assignments	3
FY 20 Assigned Claims / Pending Mediation	4

Closed Claims	
Disposition of Closed Claims	186
Dismissed by Division - Not ADR Jurisdiction	2
Dismissed by Mediator	3
Duplicate Claim Processed	0
Respondent Never Submitted a Response	24
Respondent Not Served	11
Respondent Refused to Attend Mediation	4
Referee	5
Successful Mediation - Agreement Reached	31
Settled Prior to Mediation	12
Unsuccessful Mediations - No Agreement	86
Withdrawn By Claimant	8

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	181
Invoices Approved for Payment	90
Invoices Paid	\$35,543.75

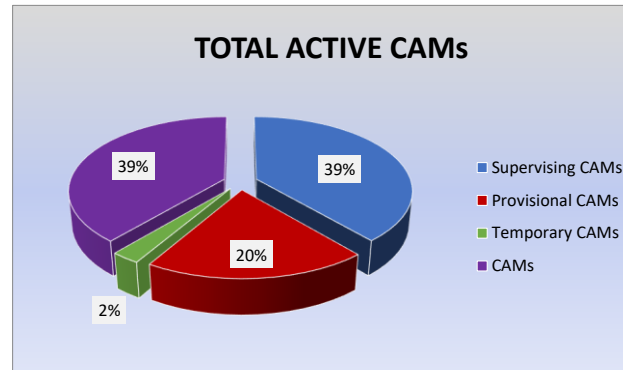


* Amount reflected due to internal decision.

EDUCATION AND TRAINING

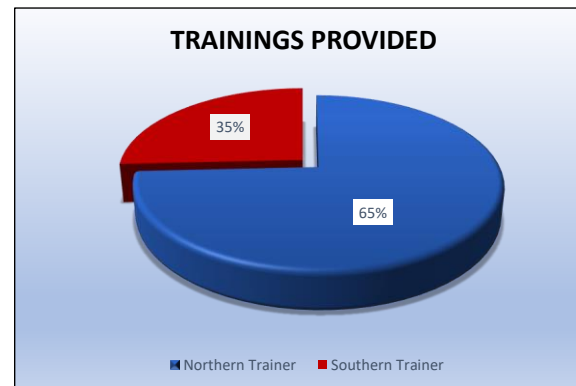
EDUCATION OFFICER

TOTAL ACTIVE CAMs	774
Supervising CAMs	300
Provisional CAMs	153
Temporary CAMs	20
CAMs	301
TOTAL ACTIVE CE COURSES	137
Approved for General Credit	104
Approved for Law Credit	33
Newly Approved Courses	25
Renewed Courses	78
Course Offerings*	156
Audits Conducted by Division	5
Educational Materials Created/Published on Website**	13
Website Views (CIC pages)	11,059



TRAINING OFFICER

Training Topics Available on Website	23
TRAININGS PROVIDED	108
On-site (including via Teams)	101
Northern Trainer	75
Southern Trainer	26
Off-site (to associations upon request)	7
Henderson	2
Las Vegas	4
North Las Vegas	1
Increase from FY 20	116%
ATTENDEES	1,734
Northern Nevada	726
Southern Nevada	1,008
Increase from FY 20	89%



*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 - APRIL 30, 2021

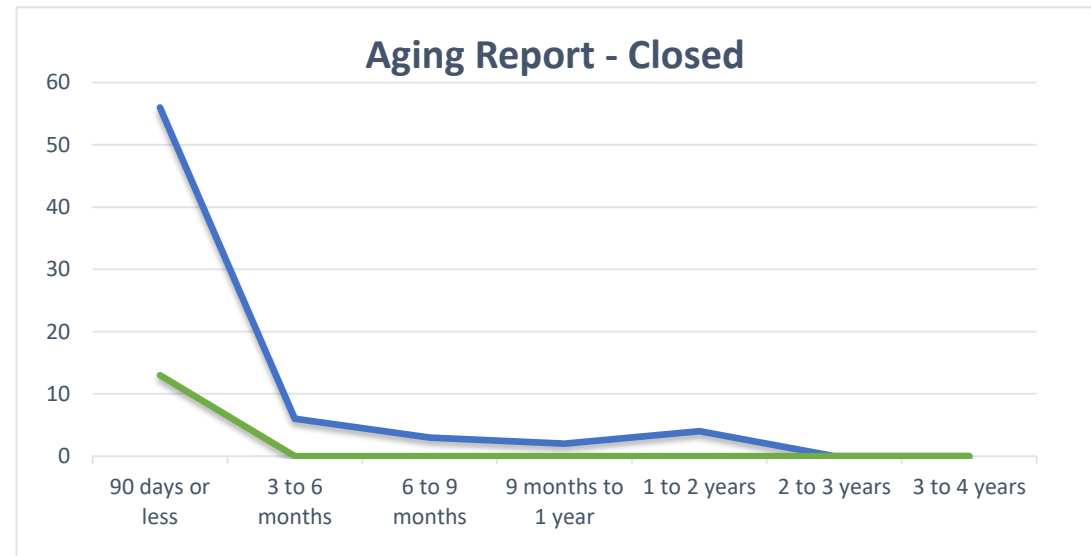
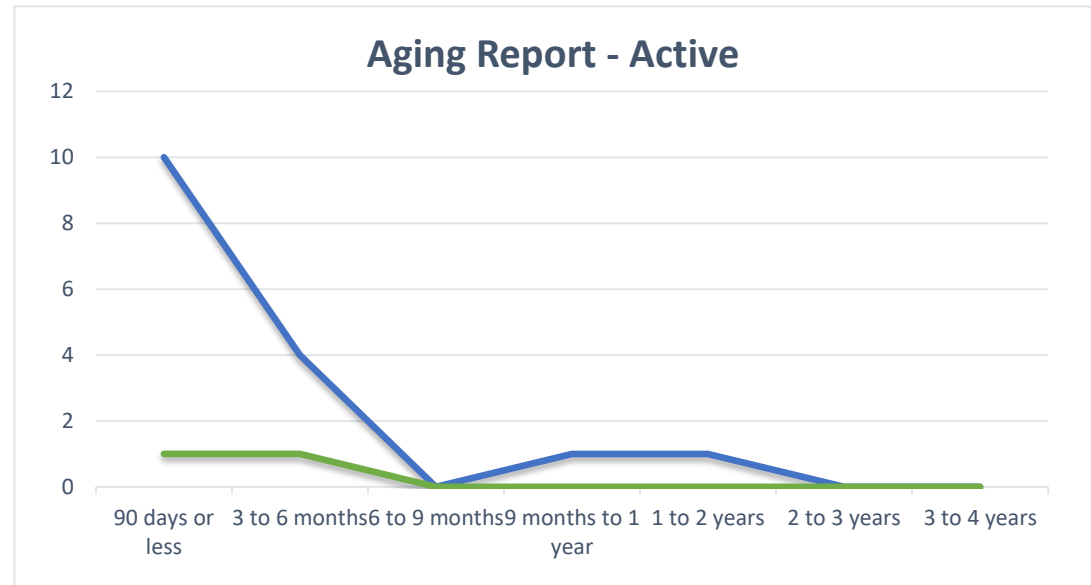
FISCAL YEAR 2021

Statement of Fact

Cases	South	North
Cases Opened YTD	69	12
Total # of Active Cases	16	2
Total # of Cases Closed YTD	71	13

Aging Report - Active	South	North
90 days or less	10	1
3 to 6 months	4	1
6 to 9 months	0	0
9 months to 1 year	1	0
1 to 2 years	1	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	16	2

Aging Report - Closed	South	North
90 days or less	56	13
3 to 6 months	6	0
6 to 9 months	3	0
9 months to 1 year	2	0
1 to 2 years	4	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	71	13



DEMOGRAPHICS

Active Cases South	
Henderson	2
Las Vegas	12
North Las Vegas	2
Indian Springs	0
Total	16

Active Cases North	
Reno	2
Sparks	0
	0
	0
Total	2

Closed Cases South	
Henderson	21
Indian Springs	1
Las Vegas	46
North Las Vegas	3
Total	71

Closed Cases North	
Dayton	1
Reno	6
Sparks	4
Carson City	2
Total	13

Outcome of Closed Cases	South	North
ADMINISTRATIVE FINE ACCESSED	4	0
DIVISION RESOLVED ALLEGATIONS	2	0
DIVISION TERMINATED INVESTIGATION	5	1
FORWARDED TO DISCIPLINE (LAO) FOR HEARING	3	0
LETTER OF INSTRUCTION	1	0
NO JURISDICTION LETTER	7	1
DUPLICATE	3	0
CLOSED ADR	3	0
CLOSED CLAIMANT REQUEST	4	1
NO VIOLATION	11	3
RESOLVED PRIOR TO COMPL. OF INVEST.	7	0
SUBMITTED FOR HEARING	2	0
UNSUBSTANTIATED ALLEGATIONS	19	7
Total	71	13

HOA 116 Alleged Issues	Alleged	North	South
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	12	1	11
NAC 116A.345 - PROHIBITED ACTS	1	0	1
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION	3	2	1
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	2	1	1
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	4	0	4
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT	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 WALLS	1	0	1
NRS 116.3108 - UNITS' OWNERS / MEETINGS	1	0	1
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	1	0	1
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE BOARD	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 REQUIRED FOR RESALE OF UNITS	1	0	1
NRS 116.3114 - SURPLUS FUNDS	1	0	1
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	1	0	1
NRS 116.31152 - STUDY OF RESERVE	1	0	1
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	3	1	2
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS	11	2	9
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	1	0	1
NRS 116.31184 - THREATS & HARASSMENT	2	0	2
NRS 116.31187 - PROHIBITION / CERTAIN PERSONNEL ACCEPTING COMPENSATION FROM HOA	1	0	1
NRS 116.4109 - RESALE OF UNITS	2	0	2
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE; CHANGES; TERMINATION	3	1	2
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	37	6	31
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	5	0	5

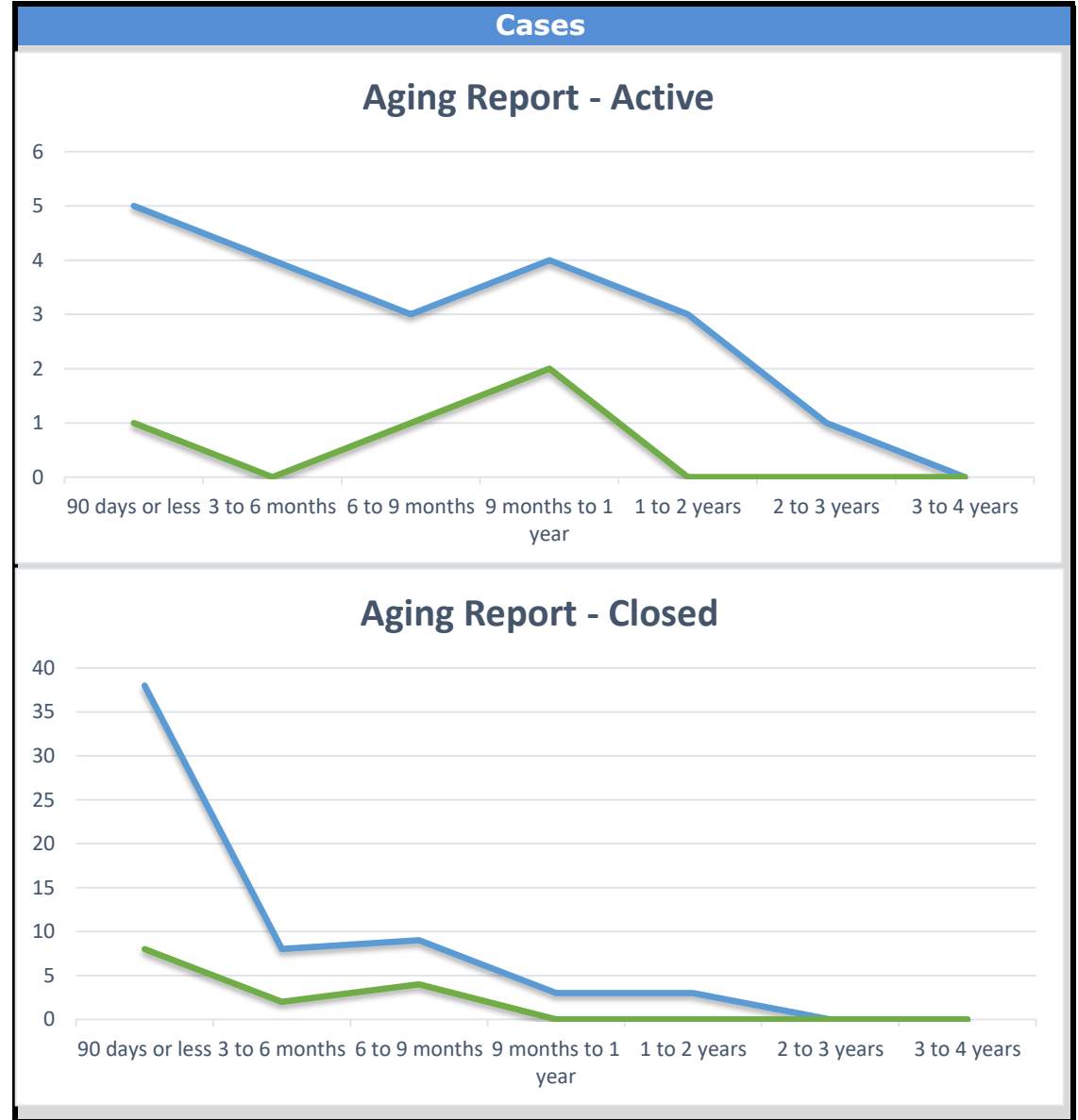
Found Issues	Found	North	South
NAC 116A.340 - CHANGE OF NAME/ADDRESS/ASSN. OR SUPERVISING CM	2	0	2
NRS 116.31036 - EXECUTIVE BOARD / MEMBER REMOVAL	1	0	1
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	2	0	2
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	2	0	2
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	4	0	4
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	8	0	8
NRS 116.4109 - RESALE OF UNITS	1	0	1
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	3	0	2

INTERVENTION AFFIDAVIT

Cases	South	North
Cases Opened YTD	49	14
Total # of Active Cases	20	4
Total # of Cases Closed YTD	60	15

Aging Report - Active	South	North
90 days or less	5	1
3 to 6 months	4	0
6 to 9 months	3	1
9 months to 1 year	4	2
1 to 2 years	3	0
2 to 3 years	1	0
3 to 4 years	0	0
Total	20	4

Aging Report - Closed	South	North
90 days or less	38	8
3 to 6 months	8	2
6 to 9 months	9	4
9 months to 1 year	3	0
1 to 2 years	3	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	61	14



DEMOGRAPHICS

Active Cases South	
Boulder City	1
Henderson	2
Las Vegas	13
North Las Vegas	2
Pahrump	2
Total	20

Active Cases North	
Incline Village	1
Reno	1
Elko	1
Stateline	0
Sparks	1
Total	4

Closed Cases South	
Henderson	12
Las Vegas	44
Logandale	0
North Las Vegas	3
Pahrump	2
Total	61

Closed Cases North	
Stateline	1
Reno	9
Virginia City	1
Incline Village	1
Winnemucca	1
Zephyr Cove	1
Total	14

Outcome of Closed Cases	South	North
COMPLIANCE DEMAND LETTER	1	2
CONSOLIDATE W/CICC CASES	5	0
DIVISION RESOLVED ALLEGATIONS	5	3
DIVISION TERMINATED INVESTIGATION	3	0
LETTER OF INSTRUCTION	14	2
NO VIOLATION	20	4
NON-JURISDICTIONAL	1	1
RECOMMENDATION FOR HEARING - CIC	5	0
RESOLVED PRIOR TO COMPL. OF INVEST.	2	0
STATUTE OF LIMITATION EXPIRED	1	0
UNSUBSTANTIATED LETTER	4	2
Total	61	14

INTRV2 Alleged Issues	Alleged	North	South
HOA GOV DOCS - BYLAWS	3	0	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 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	13	1	11
NAC 116.415 - CONTENT OF BUDGET TO MAINTAIN RESERVE	2	1	1
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; QUALIFICATIONS OF AUDITOR	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	28	6	22
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	13	2	11
NRS 116.31038 - DECLARANT / DELIVERY TO HOA OF PROPERTY HELD	3	1	2
NRS 116.3107 - CIC / UPKEEP	2	0	2
NRS 116.31073 - MAINTENANCE, REPAIR, RESTORATION AND REPLACEMENT OF SECURITY WALLS	1	0	1
NRS 116.3108 - UNITS' OWNERS / MEETINGS	4	0	4

NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	9	3	6
NRS 116.31084 - VOTING BY MEMBER OF EXECUTIVE BOARD; DISCLOSURES; ABSTENTION FROM VOTING ON CERTAIN MATTERS	2	1	1
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE BOARD	3	1	2
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 COMMON ELEMENTS	2	1	1
NRS 116.311395 - FUNDS DEPOSITED IN FDIC INSURED INSTITUTION	1	1	0
NRS 116.3114 - SURPLUS FUNDS	1	1	0
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	4	1	3
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	10	2	8
NRS 116.31151 - UNITS' OWNERS / ANNUAL DISTRIBUTION	9	2	7
NRS 116.31152 - STUDY OF RESERVE	13	1	12
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	7	2	5
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	2	1	1
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	3	2	1
NRS 116.31184 - THREATS & HARASSMENT	6	2	4
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

INTRV2 Found Issues	Found	North	South
NAC 116.405 - MEMBERS OF EXEC. BOARD / PROHIBITED ACTION	3	0	3
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	7	2	5
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	4	0	4
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE BOARD	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