

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.

Sierra Ranchos Property Owners
Association,

Respondent.

Case No. 2018-1663

FILED

DEC 15 2022

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

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ORDER

This matter came on for hearing for a status check before the Commission for Common-Interest Communities and Condominium Hotels, State of Nevada (the "Commission"), during a regular agenda on December 6, 2022 in Las Vegas, Nevada and by video conference. William Roth, board member for Respondent, Sierra Ranchos Property Owners Association (the "Association"), appeared in person. Michelle Briggs, Esq., Chief Deputy Attorney General with the Nevada Attorney General's Office, appeared on behalf of the Real Estate Division of the Department of Business and Industry, State of Nevada (the "Division").

In 2019, to resolve a disciplinary case, the Association stipulated to this Commission ordering the Association to hire and maintain a community manager and fund its reserves according to a funding plan. On May 31, 2022, this Commission found that the Association was in default of the Commission's order filed September 26, 2019. The Commission ordered the Association to (1) Hire a community manager, (2) Have its 2020 reserve study updated with information pertaining to additional work the Association must perform to adequately maintain the roads in the community, including compliance with any pending citations from Washoe County; (3) Obtain no less than 2 bids from an engineer to define the work necessary to correct issues with road

1 maintenance and repair; (4) Notice the homeowners of a meeting to discuss increasing
2 assessments and/or imposing a special assessment in accordance with the updated
3 reserve study; and (5) To report back to the Commission.

4 In September 2022, the Association's board members represented to the
5 Commission that they hired a community manager and the company was Equus
6 Management. They also reported that they would be having an election in November and
7 that they were still trying to receive bids from engineers. The board members said an
8 engineer was scheduled to do an inspection on October 5, 2022 and one other engineer
9 had visited the property, but was not providing a bid.

10 The Commission ordered the Association to: Have Equus Management contact
11 the Attorney General's Office; Receive bids from two engineers to make necessary road
12 repairs, with one coming from Summit Engineering scheduled to inspect the property on
13 October 5, 2022; Maintain documentation of all attempts to have contractors bid the work
14 that needs to be done and the scope of work to be done; Have the approved bid amount
15 included in an updated reserve study and adopt a funding plan for how the Association
16 will fund the reserves for the necessary work; Notice homeowners of any vacant board
17 positions, instructing homeowners how to apply for any open position; and Properly notice
18 homeowners of the upcoming election in November.

19 December 2022 Status Check.

20 It is confirmed that Equus Management currently manages the Association. The
21 Association received and approved a bid from Nortech for "consultation and materials
22 testing for road improvements to mitigate flood and drainage conditions." The Association
23 is to proceed with Nortech and move toward receiving bids to complete the work necessary
24 to repair and maintain the roads. The Association still has only two board members with
25 no other eligible owners interested in serving on the board at this time. The Association
26 will increase assessments to meet maintenance needs and will impose a special
27 assessment based on approved bids for the work necessary based on Nortech's findings.

28 Based on these representations from Mr. Roth, the Commission ordered the

1 following:

2 1. The Association shall work with Nortech to determine the work necessary to
3 repair and maintain the roads;

4 2. The Association shall obtain and approve bids for the work necessary based on
5 Nortech's work;

6 3. The Association shall update its 2020 reserve study to reflect such approved bids;

7 4. The Association shall impose a special assessment to satisfy such approved bids;
8 and

9 5. Evidence of the Association's compliance with this Order shall be provided to the
10 Attorney General's Office no later than 10 days prior to the next Commission meeting;

11 6. The Association shall appear and report on its progress to comply with this Order
12 at its next Commission meeting.

13 7. The Commission's next meeting will take place on March 7-9, 2023.

14 IT IS SO ORDERED.

15 Dated: December 15, 2022.

16 Commission for Common-Interest Communities
17 and Condominium Hotels, Department of Business
& Industry, State of Nevada

18 By: 
19 Michael Burke, Chairman

20 Submitted by:

21 AARON D. FORD
22 Attorney General

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