



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

OMBUDSMAN'S OFFICE

REPORTING PERIOD JULY 1, 2021 - JANUARY 31, 2022

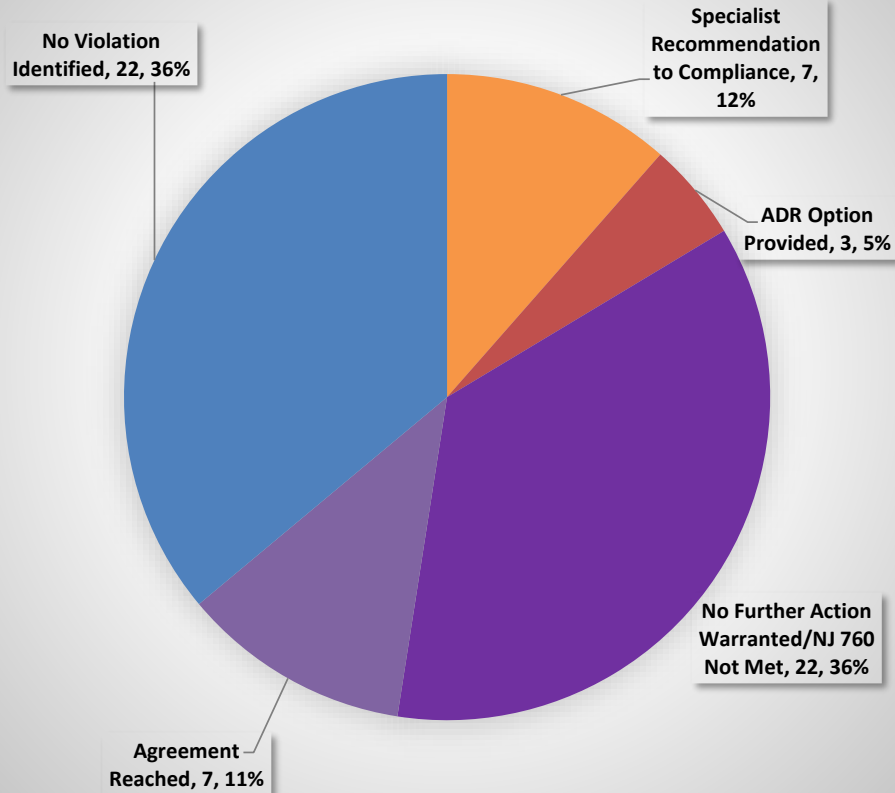
FISCAL YEAR 22

Ombudsman Assistance Report

Complaints Received
57

Complaints Resolved
54

COMPLAINT RESOLUTION RESULTS:



Total Affidavits Filed: 65



North 17

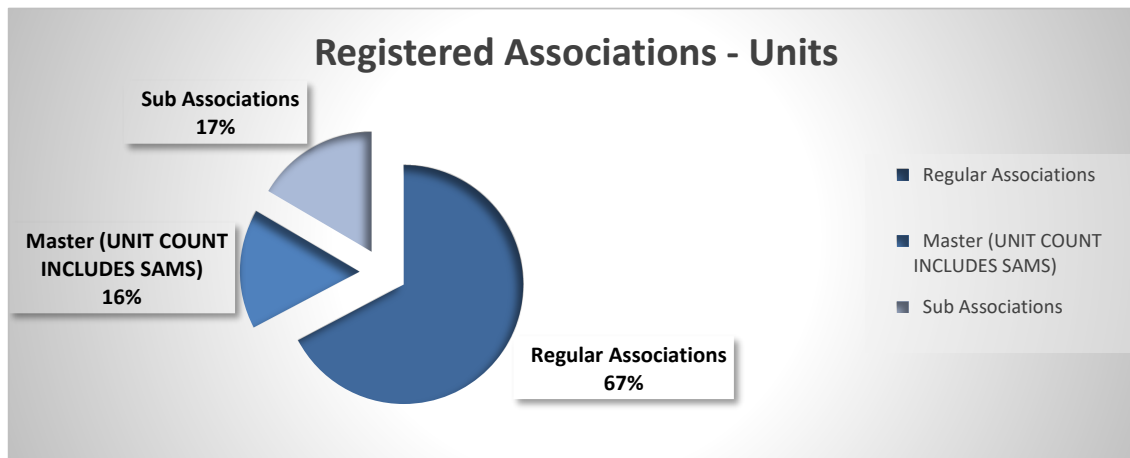
South 48

North	South	AA 3 Assistance
<p>TOP 5 ALLEGATIONS</p> <ol style="list-style-type: none"> NRS 116.3103 NRS 116.31031 NRS 116.31065 NRS 116.3108 NRS 116.31151 	<p>TOP 5 ALLEGATIONS</p> <ol style="list-style-type: none"> NRS 116.3103 NRS 116.31184 NRS 116.31031 NRS 116.31183 NAC 116.405 	<p>WALK-IN: 114</p> <p>PHONE CALL: 17</p>

Homeowner Association Registration

HOA Types	Number of Associations	Number of Units
Regular Associations	2,732	392,696
Master (UNIT COUNT INCLUDES SAMS)	107	94,417
Sub Associations	690	96,651
Hotel Associations	10	6,328
Total	<u>3,539</u>	<u>590,092</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	6		435	24	3		1	2		201	672
CONDO/HOTEL			9							1	10
COOP			4						1	3	8
PLANNED COMMUNITY - CONDO/TH			7							1	8
PLANNED COMMUNITY - DUPLEX	3		24	2						5	34
PLANNED COMMUNITY - M/H			12		1			3		1	17
PLANNED COMMUNITY - SFD	23	1	2,065	30	6	-	9	5	2	254	2,395
PLANNED COMMUNITY - SFD/CONDO			15	1						3	19
PLANNED COMMUNITY - SFD/CONDO/TH			11							2	13
PLANNED COMMUNITY - SFD/MH			1	1						1	3
PLANNED COMMUNITY - SFD/TH			24	2	1					4	31
PLANNED COMMUNITY - SFD/TH/MH			1							-	1
PLANNED COMMUNITY - TWNHSE	9	-	247	15	2	-				55	328
			-							-	-
TOTAL	41	1	2,855	75	13	-	10	10	3	531	3,539

KEY

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

Alternative Dispute Resolution Report

New Claims Initiated	
Initial Claims Filed	109
Southern Filings	97
Northern Filings	21

Responses Received	
Responses Received	76
Number of Total Filings	174
Filing Fees Received	\$8,700.00

Mediation Requests	
Requests for Mediation	140

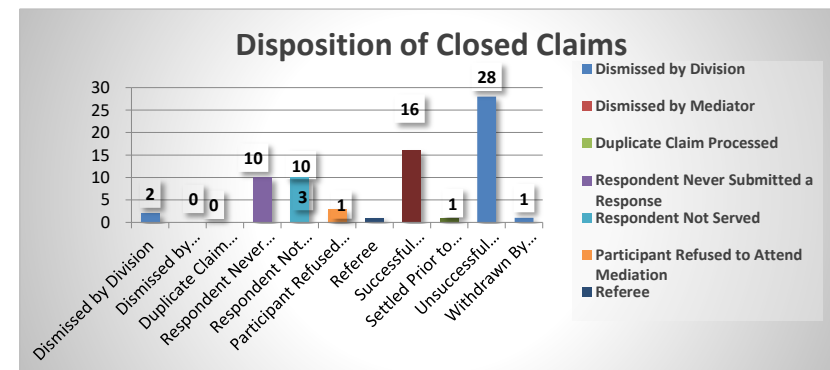
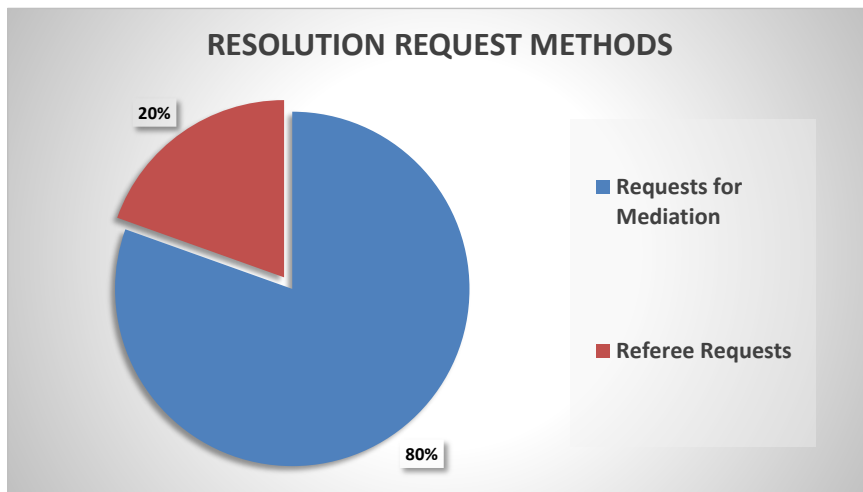
Referee Requests	
Referee Requests	34

Assigned Claims	
Mediation Assignments	74
Referee Assignments	4
FY 21 Assigned Claims / Pending Mediation	7

Closed Claims - Southern Nevada	
Disposition of Closed Claims	72
Dismissed by Division	2
Dismissed by Mediator	0
Duplicate Claim Processed	0
Respondent Never Submitted a Response	10
Respondent Not Served	10
Participant Refused to Attend Mediation	3
Referee	1
Successful Mediation - Agreement Reached	16
Settled Prior to Mediation	1
Unsuccessful Mediations - No Agreement	28
Withdrawn By Claimant	1

Closed Claims - Northern Nevada	
Disposition of Claims Closed	24
Dismissed by Division - Not ADR Jurisdiction	0
Duplicate Claim Processed	1
Respondent Never Submitted a Response	5
Respondent Not Served	2
Participant Refused to Attend Mediation	0
Successful Mediation - Agreement Reached	4
Settled Prior to Mediation	0
Unsuccessful Mediation - No Agreement	12
Withdrawn By Claimant	0

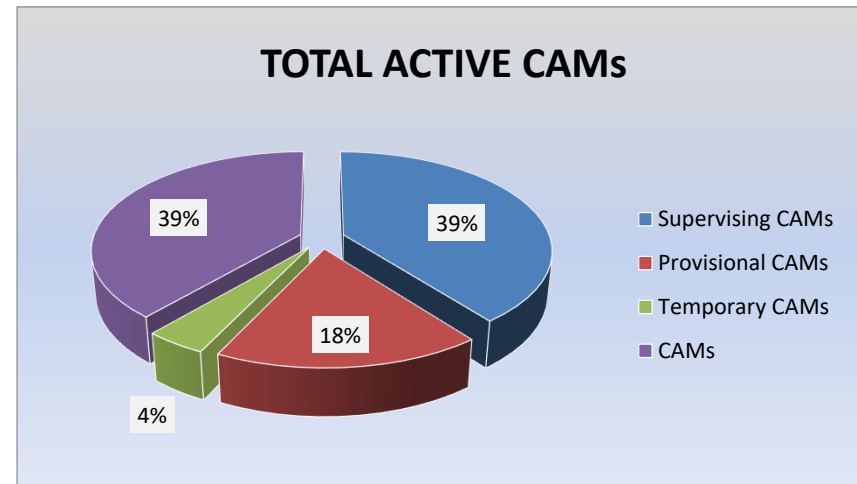
Subsidy	
Applications Received	109
Invoices Approved for Payment	50
Invoices Paid	\$17,209.00



Education and Training

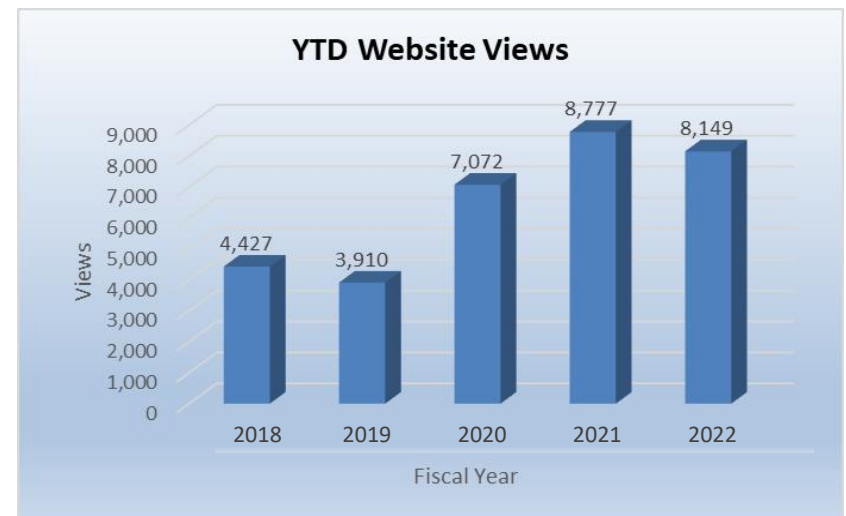
EDUCATION OFFICER

TOTAL ACTIVE CAMs	784
Supervising CAMs	310
Provisional CAMs	138
Temporary CAMs	32
CAMs	304
TOTAL ACTIVE CE COURSES	131
Approved for General Credit	93
Approved for Law Credit	38
Newly Approved Courses	15
Renewed Courses	46
Course Offerings*	91
Audits Conducted by Division	5
Educational Materials Created/Published on Website**	10



TRAINING OFFICER

Training Topics Available on Website	23
Website Views (CIC pages)	8,149
TRAININGS PROVIDED	56
On-site (via Microsoft Teams)	53
Off-site (to associations upon request)	3
Reno/Carson City	1
Henderson	0
Las Vegas	2
North Las Vegas	0
ATTENDEES	922



*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, guidance, etc.

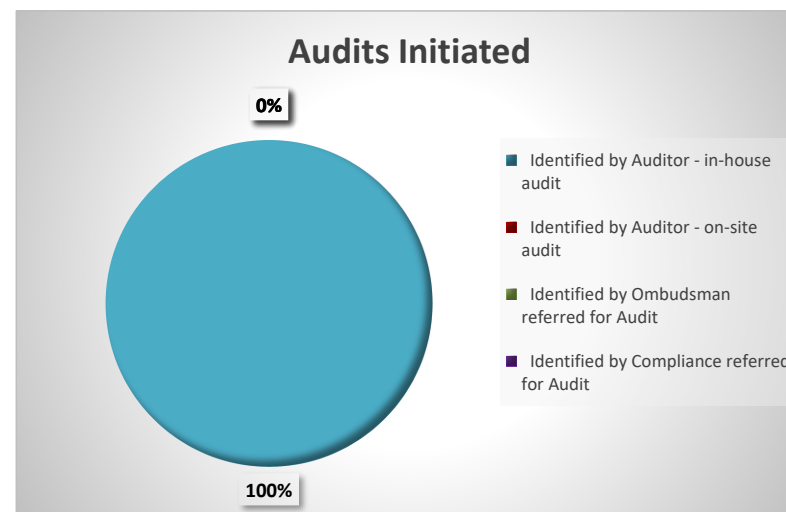
Auditor Report

Carryover from FY 21		<u>0</u>
Audits Conducted		
Identified by Auditor - in-house audit		13
Identified by Auditor - on-site audit		0
Identified by Ombudsman referred for Audit		0
Identified by Compliance referred for Audit		0
Total Audits Initiated		<u>13</u>

* Includes carryover audits included from previous year

Disposition of Audits	
Completed audits - compliance gained by Auditor	6
Completed audits referred to Compliance	4
Total Audits Completed*	
	<u>10</u>

Special Projects	
Financial Review - Association	0
Special Projects - Other	18
Total Special Projects	
	<u>18</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.



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

OMBUDSMAN'S OFFICE - CIC COMPLIANCE/AUDIT SECTION

REPORTING PERIOD JULY 1, 2021 - JANUARY 31, 2022

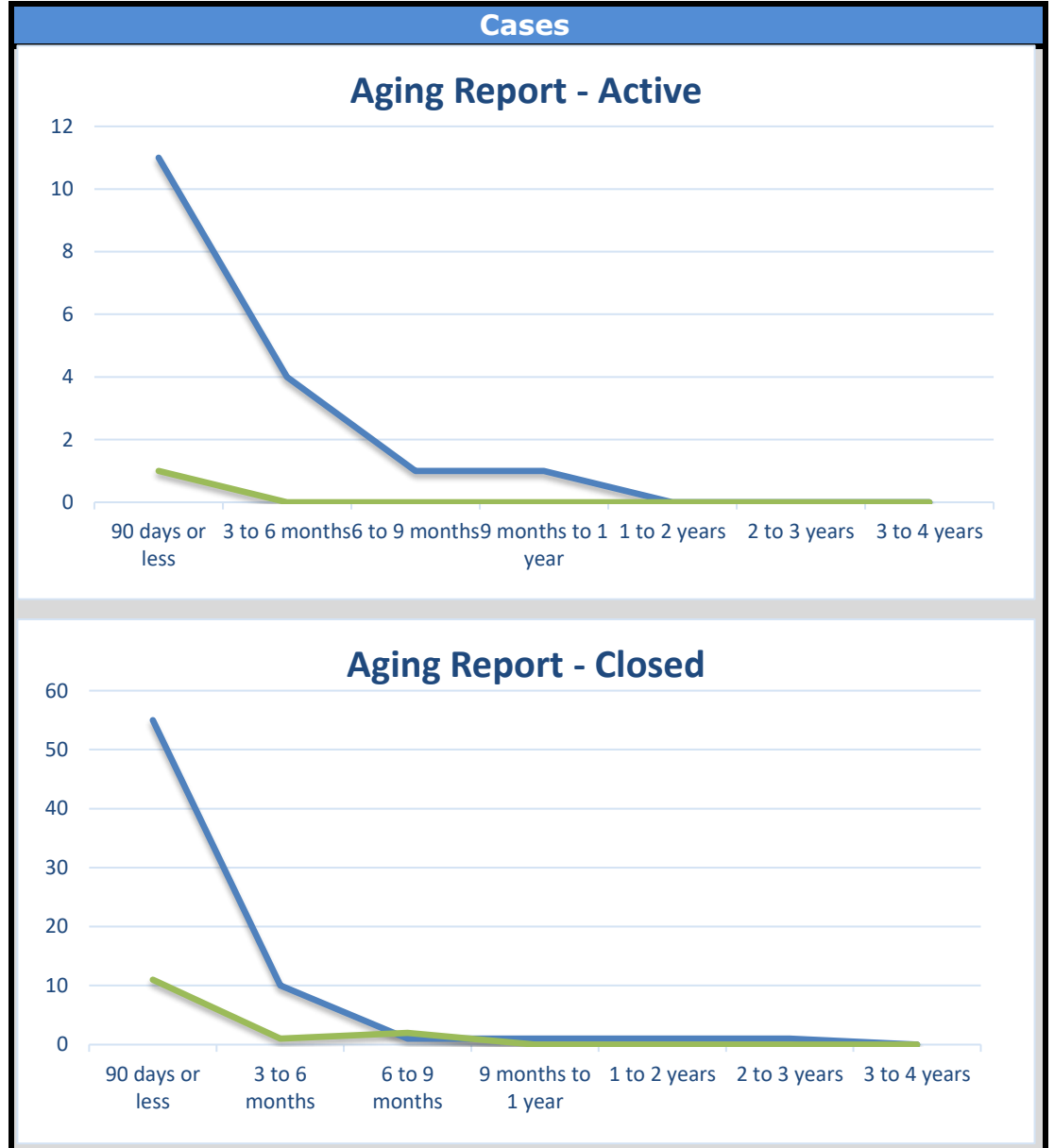
FISCAL YEAR 22

Statement of Fact

Cases	South	North
Cases Opened YTD	70	10
Total # of Active Cases	17	1
Total # of Cases Closed YTD	69	14

Aging Report - Active	South	North
90 days or less	11	1
3 to 6 months	4	0
6 to 9 months	1	0
9 months to 1 year	1	0
1 to 2 years	0	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	17	1

Aging Report - Closed	South	North
90 days or less	55	11
3 to 6 months	10	1
6 to 9 months	1	2
9 months to 1 year	1	0
1 to 2 years	1	0
2 to 3 years	1	0
3 to 4 years	0	0
Total	69	14



STATEMENT OF FACT DEMOGRAPHICS

Active Cases South	
Henderson	3
Boulder City	1
Las Vegas	11
North Las Vegas	2
Pahrump	0
Total	17

Active Cases North	
Reno	1
Carson City	0
Sparks	0
Zephyr Cove	0
Total	1

Closed Cases South	
Henderson	8
Las Vegas	54
Pahrump	3
Boulder City	2
North Las Vegas	2
Total	69

Closed Cases North	
Reno	6
Sparks	4
Carson City	4
Total	14

HOA 116 Closed Case Outcomes	Count of Local
North	5
HOA COMPL - CLOSED NONJURISDICTIONAL	1
HOA COMPL - LETTER OF INSTRUCTION	1
HOA COMPL - CLOSED UNSUBSTANTIATED ALLEGATIONS	3
South	52
HOA COMPL CLOSED - UNSUBSTANTIATED ALLEGATIONS	31
HOA COMPL CLOSED - PENDING INTRV3/CCIC HEARING	0
HOA COMPL CLOSED - PENDING CASE FILE FOR LEGAL	0
HOA COMPL CLOSED - LETTER OF INSTRUCTION	4
HOA COMPL CLOSED - NONJURISDICTIONAL	9
HOA COMPL - CLOSED - PREVIOUSLY RESOLVED	1
HOA COMPL CLOSED AT CLAIMANT'S REQUEST	2
HOA COMPL CLOSED - ADMIN FINE/EDUCATION	4
HOA COMPL CLOSED - DIVISION RESOLVED ALLEGATIONS	1
Grand Total	57

HOA 116 Alleged Issues	Alleged	North	South
HOA GOV DOCS - NON-ENFORCEMENT OF RULES, REGS & GOV DOCS	2	0	2
HOA GOV DOCS - NON COMPLIANCE OF GOV DOCS	1	0	1
HOA GOV DOCS - RULES & REGULATIONS	1	0	1
HOA 116 - NON JURISDICTIONAL	2	0	2
HOA COMPL - OTHER CHAPTER 116 ISSUES NOT LISTED	5	0	5
HOA GOV DOCS - ARC	1	0	1
HOA GOV DOCS - BYLAWS	1	0	1
HOA GOV DOCS - OTHER GOV DOCS ISSUES NOT LISTED	2	0	2
NAC 116.405 - MEMBERS OF EXEC. BOARD/PROHIBITED ACTION	1	0	1
NAC 116.415 - CONTENT OF BUDGET TO MAINTAIN RESERVE	1	0	1
NAC 116.425 - RESERVE STUDY; CONTENT	1	0	1
NAC 116A.320 - COMPLIANCE WITH STATUTORY STANDARDS OF PRACTICE	2	0	2
NAC 116A.340 - CHANGE OF NAME/ADDRESS/ANN. OR SUPERVISING CM	1	0	1
NAC 116A.45 - PROHIBITED ACTS	1	0	1
NAC 116A.350 - ALLEGATIONS OF MISCONDUCT/ACTION BY ADMINISTRATOR	2	1	1
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	9	4	5
NAC 116A.370 - DISCIPLINARY ACTION BY COMMISSION	1	0	1
NRS 116.2117 - AMENDMENT OF DECLARATION	1	0	1
NRS 116.3102 - HOA/POWERS	3	1	2
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	5	0	5
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT./SECURITY INTEREST	1	0	1
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	4	1	3
NRS 116.31036 - EXECUTIVE BOARD / MEMBER REMOVAL	5	0	5
NRS 116.3105 - CONTRACTS & LEASES/TERMINATION	2	0	2
NRS 116.31065 - RULES	1	0	1
NRS 116.3107 - CIC/UPKEEP	4	1	3
NRS. 116.31075 - CIC (RURAL AGRICULTURAL RESIDENTAL)/ MEETINGS	1	0	1
NRS 116.3108 - UNITS' OWNERS/MEETINGS	1	0	1
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	3	1	2
NRS 116.31085 - UNITS' OWNERS/RIGHT TO SPEAK AT CERTAIN MEETINGS	2	0	2

NRS 116.31087 UNITS' OWNERS/RIGHTS TO HAVE COMPLAINTS PLCD AGNDA	2	0	2
NRS 116.31107 - VITING BY UNITS' OWNERS; PROHIBITED ACTS; PENALTY	1	0	1
NRS 116.31125 - HOA/CERTAIN ACTIONS PROHIBITED	1	0	1
NRS 116.31113 - INSURANCE /GENERAL REQUIREMENTS	1	0	1
NRS 116.31135 - INSURANCE /REPAIR OR REPLACEMENT OF DAMAGED OR DESTROYED PORTION OF COMMON ELEMENTS	1	0	1
NRS 116.31115 - ASSESSMENTS / COMMON EXPENSES	3	0	3
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	4	1	3
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	13	1	12
NRS 116.31177 - HOA CERTAIN FINANCIAL RECORDS/MAINTENANCE & AVAILABILITY	1	0	1
NRS 116.31118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RESALE OF UNITS	1	0	1
NRS 116.31183 RETALIATORY ACTION PROHIBITED	3	1	2
NRS 116.31184 - THREATS & HARASSMENT	5	1	4
NRS 116.330 - RIGHT TO INSTALL/MAIN. DROUGHT TOLERANT LANDSCAPE	1	0	1
NRS 116.345 - ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACTION	1	0	1
NRS 116.4109 - RESALE OF UNITS	2	0	2
NRS 116.4117 VIOLATIONS ON RIGHTS OF ACTION; CIVIL ACTION/FAILURE	1	0	1
NRS 116A.200 - ADMIN OF CHAPTER; REG. OF COMMISSION AND RE ADMIN; DELEGATION OF AUTHORITY; PUBLICATIONS	1	0	1
NRS116A.410 - CERTIFICATE ISSUES; TEMP. CERTIFICATE; BONDS; FEES	1	0	1
NRS 116A.610 - CM TO DISCLOSE INFO. BEFORE MGMT. CONTRACT	2	1	1
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	3	0	3
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	23	3	20
NRS 116A.640-CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	4	0	4
NRS116B.630 LIENS AGAINST UNIT FOR ASSESSMENTS	1	0	1

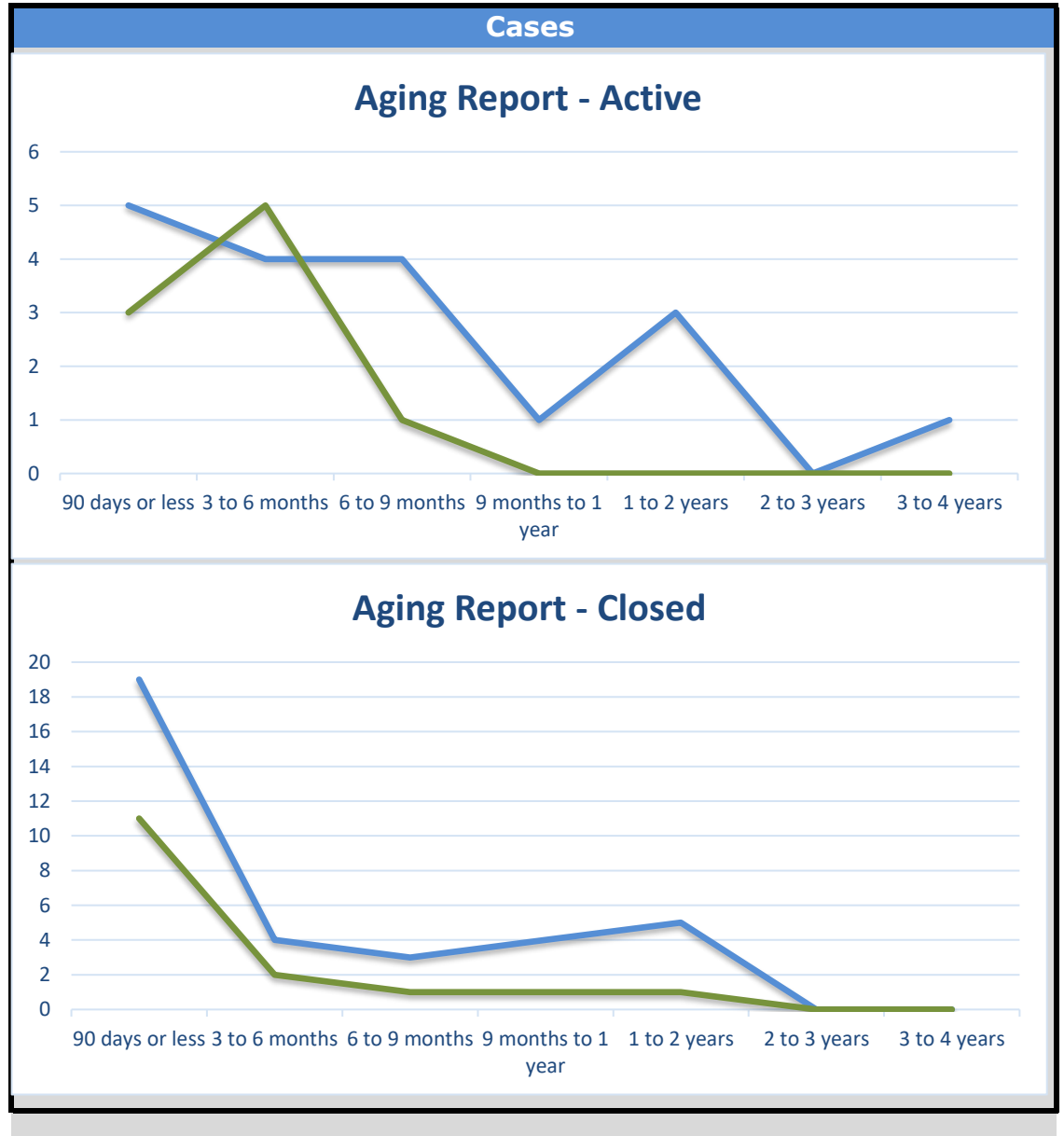
Found Issues	Found	North	South
UNKNOWN	7	1	6
HOA 116 - NON JURISDICTIONAL	11	1	10
HOA 116 - UNSUBSTANTIATED	35	3	32
HOA COMPL - CLOSED ADMIN. SANCTION	1	0	1
HOA COMPL - CLOSED AT CLAIMANT'S REQUEST	2	0	2
HOA COMPL - CLOSED BEFORE COMPLETION OF INVESTIGATION	1	0	1
HOA COMPL - CLOSED DIVISION RESOLVED ALLEGATIONS	1	0	1
HOA 116 - CLOSED NO VIOLATION	7	4	3
NAC 116A.140 - RENEWAL OF CERTIFICATE	1	0	1
NAC116A.165 - SUPERVISING COMMUNITY MANAGERS QUALS & RESPONSIBILITIES	1	0	2
NAC 116A.350 - ALLEGATIONS OF MISCONDUCT BY ADMINISTRATOR	1	0	1
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	1	0	1
NRS 116.3108 - UNITS' OWNERS / MEETINGS	1	0	1
NRS 116.3115 - ASSESSMENTS/COMMON EXPENSES	1	0	1
NRS 116.31153 - WITHDRAWALS/SIGNATURES REQUIRED	3	1	2
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	1	0	1
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RESALE OF UNITS	1	0	1
NRS 116.335 - ASSOCIATION PROHIBITED FROM REQUIRING UNIT'S OWNER TO OBTAIN APPROVAL TO RENT OR LEASE UNIT; EXCEPTIONS	1	0	1
NRS 116.350 - LIMITATIONS REGARDING REGS. OF CERTAIN ROADS; PERMISSIBLE REGS. OF PARKING OR STORAGE OF CERTAIN VEHICLES	1	0	1
NRS 116A.410 - CERTIFICATE ISSUED; TEMP. CERTIFICATE; BONDS; FEES	1	0	1
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	2	0	2
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	4	1	3
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	3	0	3

INTERVENTION AFFIDAVIT

Cases	South	North
Cases Opened YTD	30	17
Total # of Active Cases	18	9
Total # of Cases Closed YTD	35	16

Aging Report - Active	South	North
90 days or less	5	3
3 to 6 months	4	5
6 to 9 months	4	1
9 months to 1 year	1	0
1 to 2 years	3	0
2 to 3 years	0	0
3 to 4 years	1	0
Total	18	9

Aging Report - Closed	South	North
90 days or less	19	11
3 to 6 months	4	2
6 to 9 months	3	1
9 months to 1 year	4	1
1 to 2 years	5	1
2 to 3 years	0	0
3 to 4 years	0	0
Total	35	16



INTERVENTION AFFIDAVIT DEMOGRAPHICS

Active Cases South	
Boulder City	1
Las Vegas	12
Mesquite	1
Pahrump	1
Laughlin	1
Henderson	1
N. Las Vegas	1
Total	18

Active Cases North	
Incline Village	1
Reno	3
Fallon	1
Minden	1
Zephyr Cove	1
Sparks	1
Dayton	1
Total	9

Closed Cases South	
Las Vegas	26
Mesquite	1
Pahrump	4
Henderson	1
Boulder City	1
N. Las Vegas	4
Total	37

Closed Cases North	
Reno	9
Incline Village	1
Spring Creek	1
Dayton	3
Sparks	4
Sun Valley	1
Elko	1
Total	20

INTRV2 Closed Case Outcomes	Count of Local
North	11
INTRV2 CLOSED - UNSUBSTANTIATED ALLEGATIONS	4
INTRV2 CLOSED - LETTER OF INSTRUCTION	3
INTRV2 CLOSED - NONJURISDICTIONAL AFTER ASSIGNMENT	1
INTRV2 CLOSED - CDL ISSUED	3
South	30
INTRV2 CLOSED - DUPLICATE CASE/RESOLVED ISSUES	2
INTRV2 CLOSED - UNSUBSTANTIATED ALLEGATIONS	9
INTRV2 CLOSED - PENDING INTRV3/CCIC HEARING	7
INTRV2 CLOSED - PENDING CASE FILE FOR LEGAL	1
INTRV2 CLOSED - CDL ISSUED	2
INTRV2 CLOSED - LETTER OF INSTRUCTION	7
INTRV2 CLOSED - NONJURISDICTIONAL	2
GRAND TOTAL	41

INTRV2 Alleged Issues	Alleged	North	South
APPR - 2. USPAP VIOLATIONS	1	0	1
HOA GOV DOCS - BYLAWS	3	3	0
HOA GOV DOCS - NON-COMPLIANCE OF GOV DOCS	6	1	5
HOA GOV DOCS - OTHER GOV DOCS NOT LISTED	2	0	2
NAC116.385 - EXECUTIVE BOARD: SUBMISSION TO DIVISION OF CONTACT INFORMATION FOR MEMBERS	1	0	1
NAC 116A.355 - GROUNDS FOR DISC ACTION; UNPROF CONDUCT	0	0	0
NAC116.405 - MEMBERS OF EXEC. BOARD/PROHIBITED ACTION	9	3	6
NAC 116.415 - CONTENT OF BUDGET TO MAINTAIN RESERVE	1	0	1
NAC116.451 - PREPARATION, CONTENTS AND DISTRIBUTION OF INTERIM FINANCIAL STATEMENT	1	0	1
NAC 116.465 - FEE FOR PREP/CERTIFICATE FOR RESALE OF UNIT	1	0	1
NRS 116.089 - SPECIAL DECLARANT'S RIGHTS DEFINED	1	0	1
NRS 116.1113 - OBLIGATION OF GOOD FAITH	1	0	1
NRS 116.3101 - HOA / ORGANIZATION	5	1	4
NRS 116.3102 - HOA / POWERS	4	1	3
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	13	5	8
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT./SECURITY INTEREST	1	0	1
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	11	4	7
NRS 116.31035 - PUBLICATIONS REQUIREMENT; LIMITATIONS	3	1	2
NRS 31036 - EXECUTIVE BOARD MEMBER REMOVAL	1	0	1
NRS 116.31038 - DECLARANT / DELIVERY TO HOA OF PROPERTY HELD	3	2	1
NRS 116.31065 - RULES	1	1	0
NRS 116.3107 - CIC/UPKEEP	1	0	1
NRS 116.3108 - UNITS' OWNERS/ MEETINGS	8	2	6
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	5	1	4
NRS 116.31084 - VOTING BY MEMBER OF EXECUTIVE BOARD; DISCLOSURES; ABSTENTION FROM VOTING ON CERTAIN MATTERS	1	0	1
NRS 116.31085 - UNITS' OWNERS / RIGHT TO SPEAK AT CERTAIN MEETINGS	7	1	6
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE BOARD	4	3	1
NRS 116.31087 - UNITS' OWNERS / RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	1	1	0
NRS 116.31088 - MEETINGS REGARDING CIVIL ACTION ; RIGHTS TO REQUEST DISMISSAL OF CIVIL ACTION	1	0	1
NRS 116.3109 - QUOROM	2	1	1
NRS 116.31107- VOTING BY UNITS' OWNERS; PROHIBITED ACTS; PENALTY	1	0	1
NRS 116.31125 - HOA / CERTAIN ACTIONS PROHIBITED	1	0	1
NRS 116.3113 - INSURANCE /GENERAL REQUIREMENTS	1	0	1
NRS 116.31135 - INSURANCE / REPAIR OR REPLACEMENT OF DAMAGED OR DESTROYED PORTION OF COMMON ELEMENTS	2	0	2

NRS 116.31142 - PREPARATION & PRESENTATION OF FINANCIAL STATEMENTS	2	0	2
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	5	0	5
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	4	1	3
NRS 116.31151 - UNITS' OWNERS/ANNUAL DISTRIBUTION	5	1	4
NRS 116.31152 - STUDY OF RESERVE	4	0	4
NRS 116.31153 - WITHDRAWALS/SIGNATURES REQUIRED	9	0	9
NRS 116.31155 - HOA/FEES IMPOSED FOR ADMIN FEES & PENALTIES	3	1	2
NRS 116.31158 - HOA / REGISTRATION W/ OMB	4	2	2
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	6	3	3
NRS 116.3118 - UNITS' OWNERS RIGHTS/MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RESALE OF	2	2	0
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	7	3	4
NRS 116.31184 - THREATS & HARASSMENT	4	2	2
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	4	1	3
NRS 116B.605 - STUDY OF THE RESERVES FOR COMMON ELEMENTS	1	0	1

INTRV2 Found Issues	Found	North	South
UNKNOWN	8	1	7
NAC 116A.355 - GROUNDS FOR DISC ACTION; UNPROF CONDUCT	1	0	1
NAC116.405 - MEMBERS OF EXECUTIVE BOARD/PROHIBITED ACTION	3	0	3
NAC116.425 - RESERVE STUDY; CONTENT	1	0	1
NAC116.451 - PREPARATION, CONTENTS AND DISTRIBUTION OF INTERIM FINANCIAL STATEMENT	1	0	1
NRS 116.3102 - HOA POWERS	1	0	1
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	6	0	6
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	1	0	1
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT./SECURITY INTEREST	1	0	1
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	7	4	3
NRS 116.3106 - EXECUTIVE BOARD MEMBER REMOVAL	1	0	1
NRS 116.3106 - DELEGATES OR REPRESENTATIVES/VOTING	1	0	1
NRS 116.3106 - BYLAWS	1	0	1
NRS 116.3108 - UNITS' OWNERS/ MEETINGS	2	0	2
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	5	1	4
NRS 116.31085 - UNIT'S OWNERS/RIGHT TO SPEAK AT CERTAIN MEETINGS	1	0	1
NRS 116.31138 INSURANCE/VARIANCE OR WAIVER RESTRICTED TO NONRES USE	4	1	3

NRS 116.311395 - FUNDS DEPOSITED IN FDIC INSURED INSTITUTION	1	1	0
NRS 116.31142 - PREPARATION & PRESENTATION OF FINANCIAL STATEMENTS	1	0	1
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	3	0	3
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	2	0	2
NRS 116.31151 - UNITS' OWNERS/ANNUAL DISTRIBUTION	2	0	2
NRS 116.31152 - STUDY OF RESERVE	2	0	2
NRS 116.31153 - WITHDRAWALS/SIGNATURES REQUIRED	9	0	9
NRS 116.31155 - HOA/FEES IMPOSED FOR ADMIN FEES & PENALTIES	1	0	1
NRS 116.3116 - LIENS/ASSESSMENTS AGAINST UNITS	1	0	1
HOA GOV DOCS - OTHER GOV DOCS NOT LISTED	1	0	1
INTRV2 - DUPLICATE CASE FILED/RESOLVED ISSUES	2	0	2
INTRV2 - NO VIOLATON	2	1	1
INTRV2 - NON JURSDICTIONAL	1	1	0
INTRV2 - RECOMMENDATION FOR HEARING CIC	4	3	1
INTRV2 - UNSUBSTANTIATED	14	4	10