



**NEVADA REAL ESTATE DIVISION**

**COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS**

**OMBUDSMAN'S OFFICE**

**REPORTING PERIOD JULY 1, 2021 - April 30, 2022**

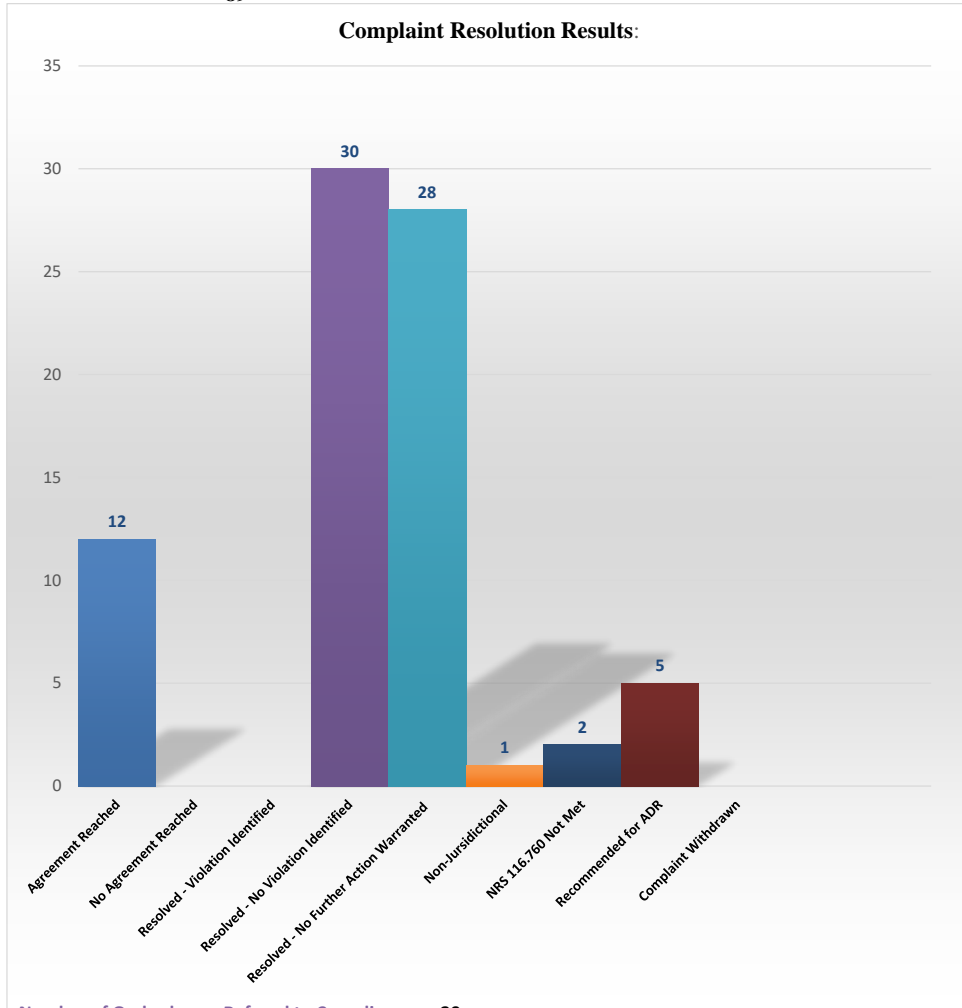
**FISCAL YEAR 22**

# Ombudsman Assistance Report

Report Date: 07/01/2021-04/30/2022

**Complaints Received**  
89

**Complaints Resolved**  
78



Number of Ombudsman Referral to Compliance - 29

Number of Resolution Specialist Recommendation for Consideration to Compliance - 10

Number of Resolution Conferences Held - 24



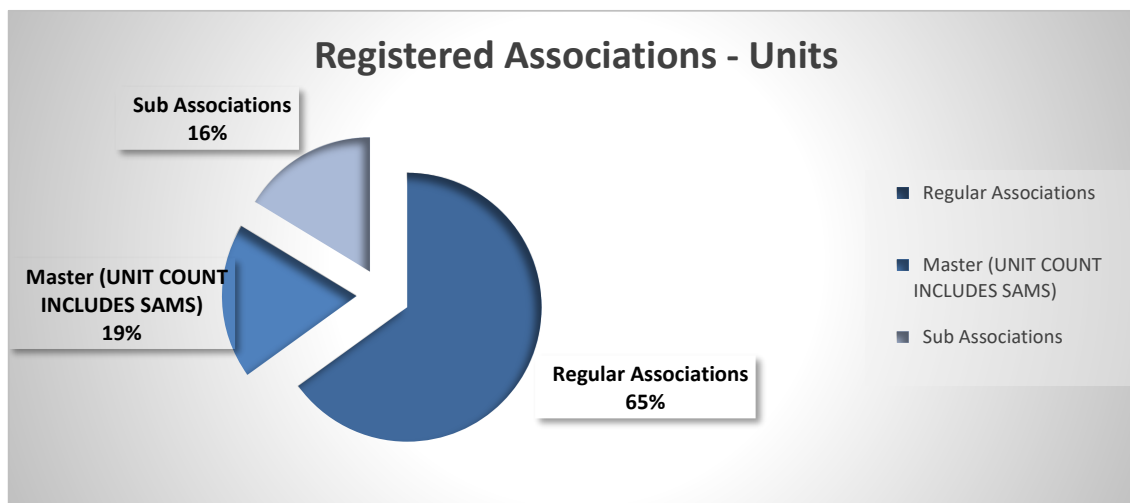
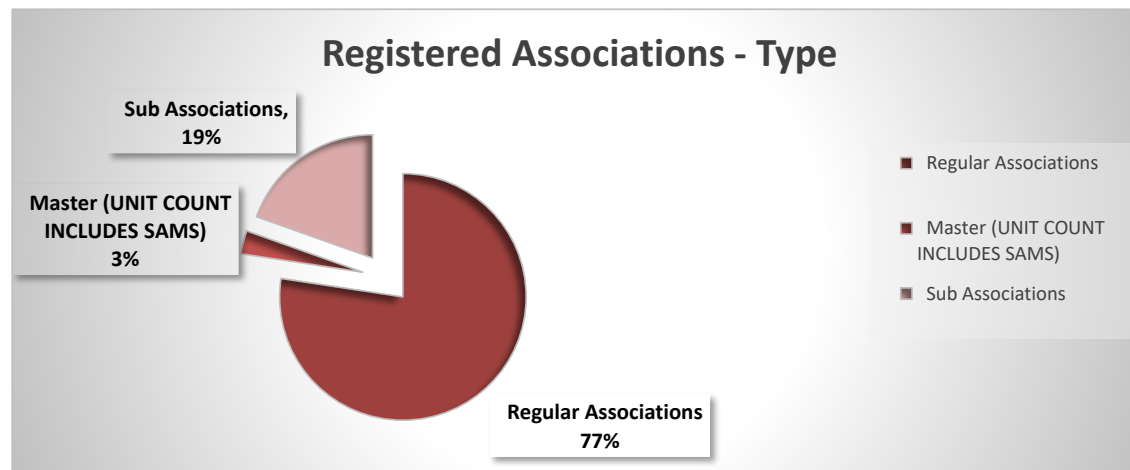
North	South	AA3 Assistance
<b>TOP 5 ALLEGATIONS</b> 1. NRS 116.3103 2. NRS 116.31031 3. NRS 114.31065 4. NRS 116.3108 5. NAC 116.405	<b>TOP 5 ALLEGATIONS</b> 1. NRS 116.3103 2. NRS 116.31184 3. NRS 116.31031 4. NRS 116.31183 5. NAC 116.405	<b>WALK-IN: 166</b> <b>PHONE CALL: 25</b>

A = 77 / O = 19 / SRC = 325 = 3 / 350 = 7

## Homeowner Association Registration

HOA Types	Number of Associations	Number of Units
Regular Associations	2,745	394,880
Master (UNIT COUNT INCLUDES SAMS)	108	113,223
Sub Associations	694	99,058
Hotel Associations	10	6,328
<b><u>Total</u></b>	<b><u>3,557</u></b>	<b><u>613,489</u></b>

\*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		436	24	3		-	2		200	671
CONDO/HOTEL			9							1	10
COOP			4						1	3	8
PLANNED COMMUNITY - CONDO/TH			7							1	8
PLANNED COMMUNITY - DUPLEX	3		24	1						6	34
PLANNED COMMUNITY - M/H			12		1			3		1	17
PLANNED COMMUNITY - SFD	25	1	2,076	31	6	-	9	6	2	257	2,413
PLANNED COMMUNITY - SFD/CONDO			14	1						4	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	10	-	247	15	2	-				55	329
			-							-	-
<b>TOTAL</b>	<b>44</b>	<b>1</b>	<b>2,866</b>	<b>75</b>	<b>13</b>	<b>-</b>	<b>9</b>	<b>11</b>	<b>3</b>	<b>535</b>	<b>3,557</b>

### KEY

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

### Alternative Dispute Resolution Report

New Claims Initiated	
<b>Initial Claims Filed</b>	<b>131</b>
Southern Filings	105
Northern Filings	26

Responses Received	
<b>Responses Received</b>	<b>106</b>
Number of Total Filings	236
Filing Fees Received	\$11,800.00

Mediation Requests	
<b>Requests for Mediation</b>	<b>183</b>

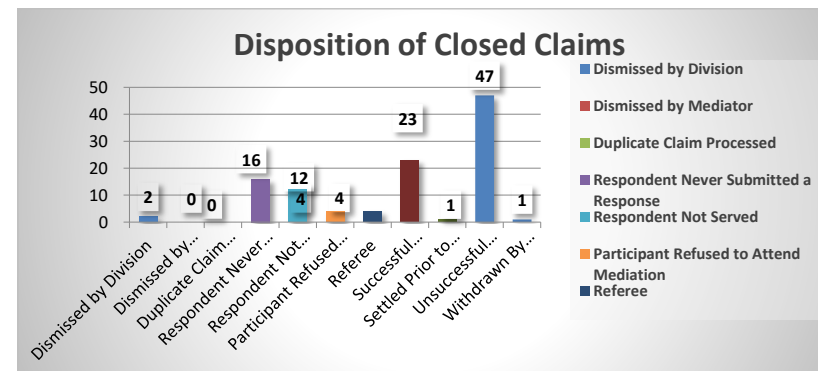
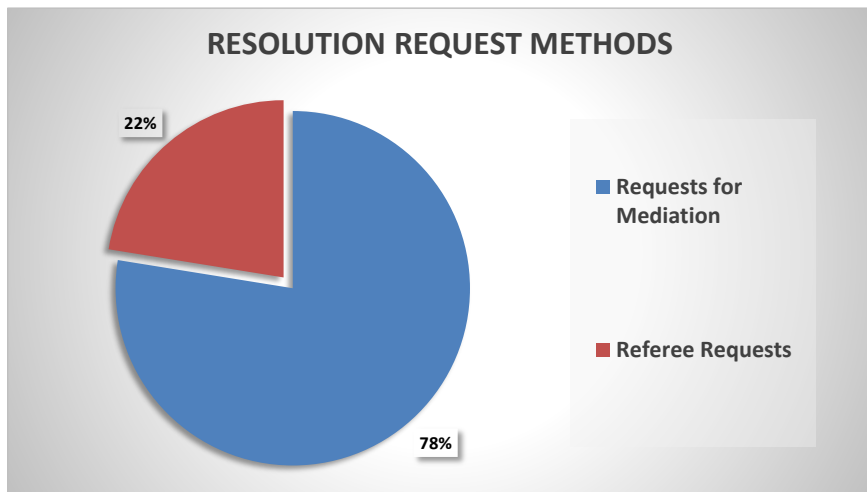
Referee Requests	
<b>Referee Requests</b>	<b>53</b>

Assigned Claims	
<b>Mediation Assignments</b>	<b>100</b>
Referee Assignments	5
FY 21 Assigned Claims / Pending Mediation	5

Closed Claims - Southern Nevada	
<b>Disposition of Closed Claims</b>	<b>110</b>
Dismissed by Division	2
Dismissed by Mediator	0
Duplicate Claim Processed	0
Respondent Never Submitted a Response	16
Respondent Not Served	12
Participant Refused to Attend Mediation	4
Referee	4
Successful Mediation - Agreement Reached	23
Settled Prior to Mediation	1
Unsuccessful Mediations - No Agreement	47
Withdrawn By Claimant	1

Closed Claims - Northern Nevada	
<b>Disposition of Claims Closed</b>	<b>31</b>
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	6
Settled Prior to Mediation	0
Unsuccessful Mediation - No Agreement	17
Withdrawn By Claimant	0

Subsidy	
<b>Applications Received</b>	<b>148</b>
Invoices Approved for Payment	85
Invoices Paid	\$31,846.00



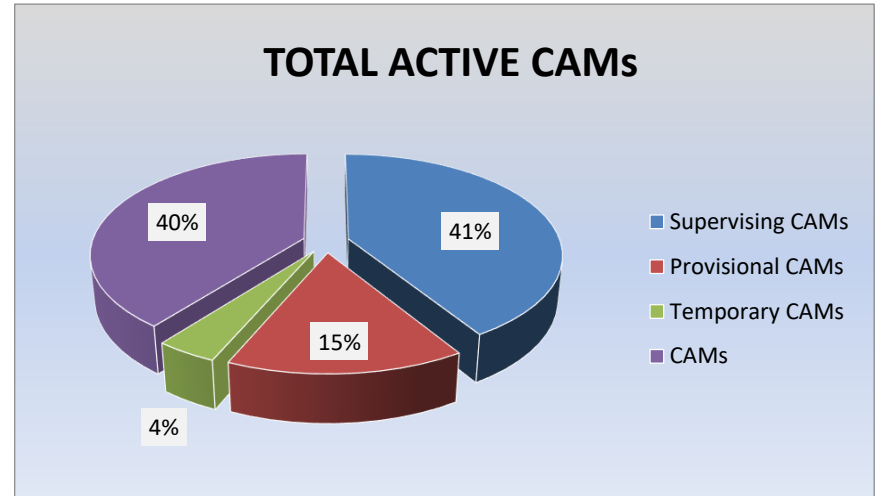
Apr-22

YTD

FY 22

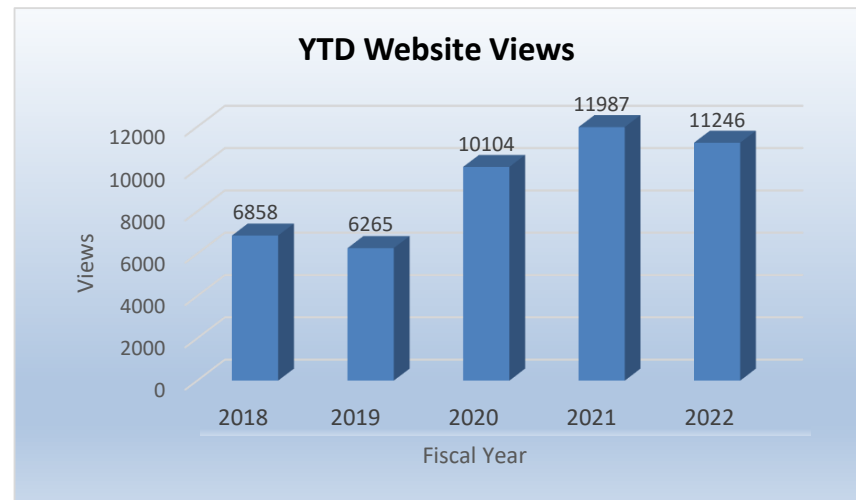
**EDUCATION OFFICER**

<b>TOTAL ACTIVE CAMs</b>	<b>726</b>
Supervising CAMs	299
Provisional CAMs	111
Temporary CAMs	29
CAMs	287
<b>TOTAL ACTIVE CE COURSES</b>	<b>139</b>
Approved for General Credit	98
Approved for Law Credit	41
Newly Approved Courses	33
Renewed Courses	70
Course Offerings*	140
Audits Conducted by Division	6
Educational Materials Created/Published on Website**	11



**TRAINING OFFICER**

Training Topics Available on Website	23
Website Views (CIC pages)	11,246
<b>TRAININGS PROVIDED</b>	<b>74</b>
On-site (via Microsoft Teams)	71
Off-site (to associations upon request)	3
Reno/Carson City	1
Henderson	0
Las Vegas	2
North Las Vegas	0
<b>ATTENDEES</b>	<b>1,145</b>



\*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.

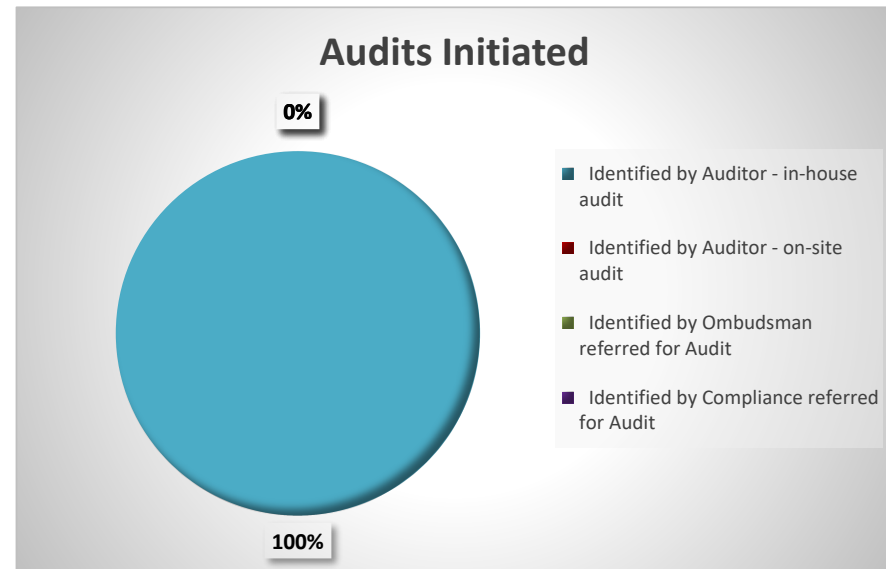
# Auditor Report

<b>FY22 &amp; Carryover from FY 21</b>		<b><u>0</u></b>
<b>Audits Initiated</b>		
Identified by Auditor - in-house audit		16
Identified by Auditor - on-site audit		0
Identified by Ombudsman referred for Audit		0
Identified by Compliance referred for Audit		0
<b>Total Audits Initiated</b>		<b><u>16</u></b>

\* Includes carryover audits included from previous year

<b>Disposition of Audits</b>	
Completed audits - compliance gained by Auditor	7
Completed audits referred to Compliance	5
<b>Total Audits Completed*</b>	<b><u>12</u></b>

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



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 - APRIL 30, 2022**

**FISCAL YEAR 22**

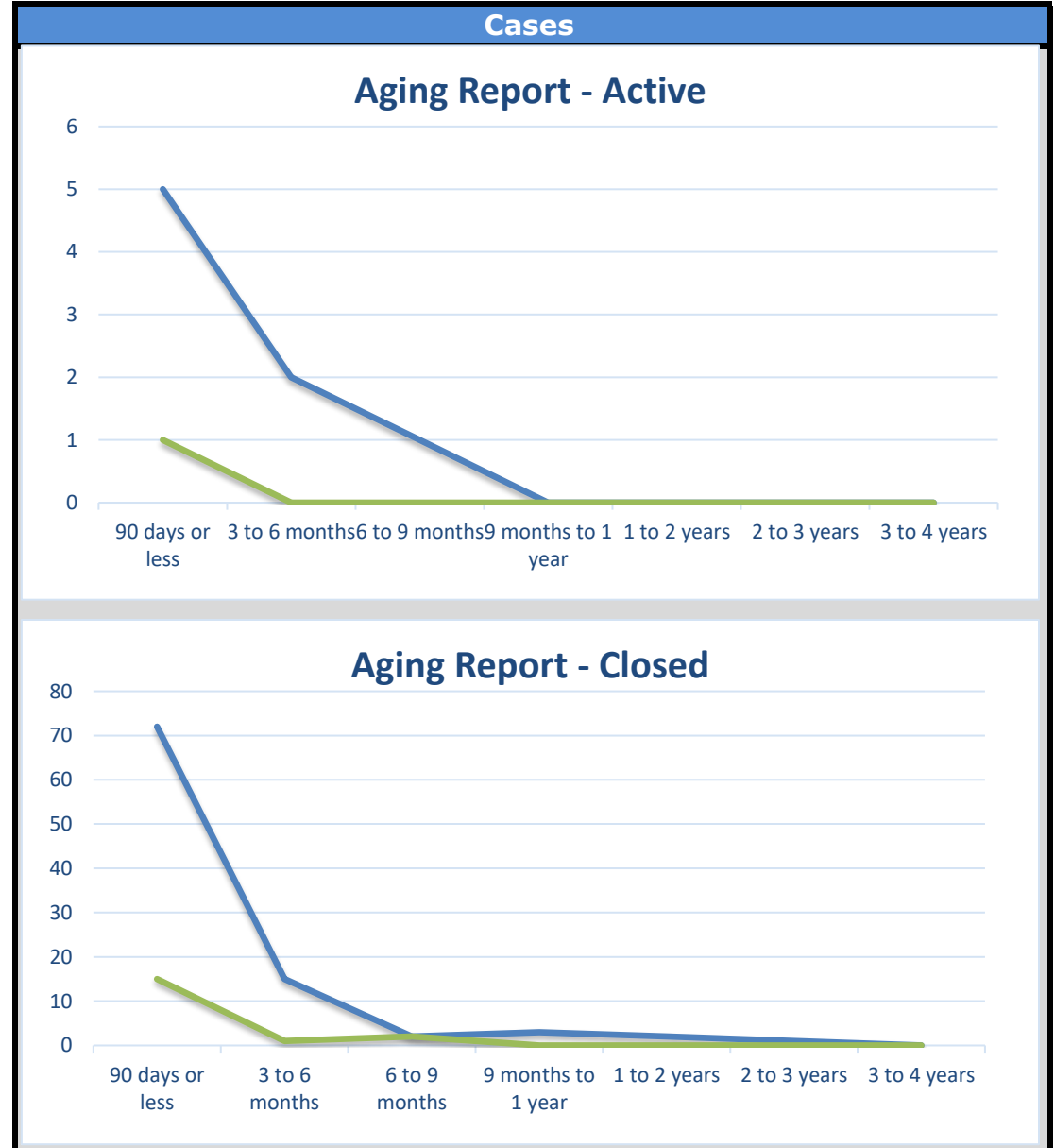


## Statement of Fact

Cases	South	North
Cases Opened YTD	83	16
Total # of Active Cases	8	1
Total # of Cases Closed YTD	95	18

Aging Report - Active	South	North
90 days or less	5	1
3 to 6 months	2	0
6 to 9 months	1	0
9 months to 1 year	0	0
1 to 2 years	0	0
2 to 3 years	0	0
3 to 4 years	0	0
<b>Total</b>	<b>8</b>	<b>1</b>

Aging Report - Closed	South	North
90 days or less	72	15
3 to 6 months	15	1
6 to 9 months	2	2
9 months to 1 year	3	0
1 to 2 years	2	0
2 to 3 years	1	0
3 to 4 years	0	0
<b>Total</b>	<b>95</b>	<b>18</b>



## STATEMENT OF FACT DEMOGRAPHICS

Active Cases South	
Henderson	0
Boulder City	1
Las Vegas	6
North Las Vegas	1
Pahrump	0
<b>Total</b>	<b>8</b>

Active Cases North	
Reno	1
Carson City	0
Sparks	0
Zephyr Cove	0
<b>Total</b>	<b>1</b>

Closed Cases South	
Henderson	14
Las Vegas	66
Pahrump	3
Boulder City	6
N. Las Vegas	6
<b>Total</b>	<b>95</b>

Closed Cases North	
Reno	9
Sparks	5
Carson City	4
<b>Total</b>	<b>18</b>

HOA 116 Closed Case Outcomes	Count of Local
<b>North</b>	<b>9</b>
HOA COMPL - CLOSED NONJURISDICTIONAL	2
HOA COMPL - LETTER OF INSTRUCTION	1
HOA COMPL - CLOSED UNSUBSTANTIATED ALLEGATIONS	6
<b>South</b>	<b>77</b>
HOA COMPL CLOSED - UNSUBSTANTIATED ALLEGATIONS	39
HOA COMPL CLOSED - PENDING INTRV3/CCIC HEARING	4
HOA COMPL CLOSED - PENDING CASE FILE FOR LEGAL	0
HOA COMPL CLOSED - LETTER OF INSTRUCTION	5
HOA COMPL - CLOSED LETTER OF VIOLATION	1
HOA COMPL CLOSED - NONJURISDICTIONAL	10
HOA COMPL - CLOSED - PREVIOUSLY RESOLVED	1
HOA COMPL CLOSED AT CLAIMANT'S REQUEST	2
HOA COMPL CLOSED - ADMIN FINE/EDUCATION	5
HOA COMPL - CLOSED W/ ANOTHER CASE AT CICCH	1
HOA COMPL - CLOSED NO VIOLATION	2
HOA COMPL - CLOSED DIVISION TERMINATED INVESTIGATION	4
HOA COMPL CLOSED - DUPLICATE CASE	1
HOA COMPL CLOSED - DIVISION RESOLVED ALLEGATIONS	2
<b>Grand Total</b>	<b>86</b>

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	7	0	7
HOA GOV DOCS - ARC	2	0	2
HOA GOV DOCS - BYLAWS	2	0	2
HOA GOV DOCS - OTHER GOV DOCS ISSUES NOT LISTED	3	1	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	3	1	2
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	12	4	8
NAC 116A.370 - DISCIPLINARY ACTION BY COMMISSION	1	0	1
NRS 116.3101 - HOA/ORGANIZATION	1	1	0
NRS 116.2117 - AMENDMENT OF DECLARATION	1	0	1
NRS 116.3102 - HOA/POWERS	3	1	2
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	1	0	1
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	7	0	7
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT./SECURITY INTEREST	1	0	1
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	5	1	4
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	5	1	4
NRS. 116.31075 - CIC (RURAL AGRICULTURAL RESIDENTAL)/ MEETINGS	1	0	1
NRS 116.3108 - UNITS' OWNERS/MEETINGS	4	1	3
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	6	1	5
NRS 116.31085 - UNITS' OWNERS/RIGHT TO SPEAK AT CERTAIN MEETINGS	6	0	6
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/RIGHTS TO HAVE COMPLAINTS PLCD AGNDA	3	0	3
NRS 116.3109 - QUOROM	1	0	1
NRS 116.311 - UNITS' OWNERS/VOTING	1	0	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	1	0	1
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	5	0	5
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	5	1	4
NRS 116.31155 - HOA/FEES IMPOSED FOR ADMINISTRATIVE FEES & PENALTIES	1	0	1
NRS 116.31158 - HOA/REGISTRATION W/OMB	1	0	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	24	2	22
NRS 116.31177 - HOA CERTAIN FINANCIAL RECORDS/MAINTENANCE & AVAILABILITY	4	0	4
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RESALE OF UNITS	2	1	1
NRS 116.31183 RETALIATORY ACTION PROHIBITED	4	1	3
NRS 116.31184 - THREATS & HARASSMENT	9	1	8
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 116.350 - LIMITATIONS REGARDING REGS OF CERTAIN ROADS; PERMISSIBLE REGS. OF PARKING OR STORAGE OF CERTAIN VEHICLES	1	1	0
NRS 116.4109 - RESALE OF UNITS	3	1	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	4	0	4
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	31	3	28
NRS 116A.640-CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	5	0	5
NRS116B.630 LIENS AGAINST UNIT FOR ASSESSMENTS	1	0	1

Found Issues	Found	North	South
UNKNOWN	7	1	6
HOA 116 - NON JURISDICTIONAL	13	2	11
HOA 116 - UNSUBSTANTIATED	46	6	40
HOA COMPL - CLOSED ADMIN. SANCTION	2	0	2
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	2	0	2

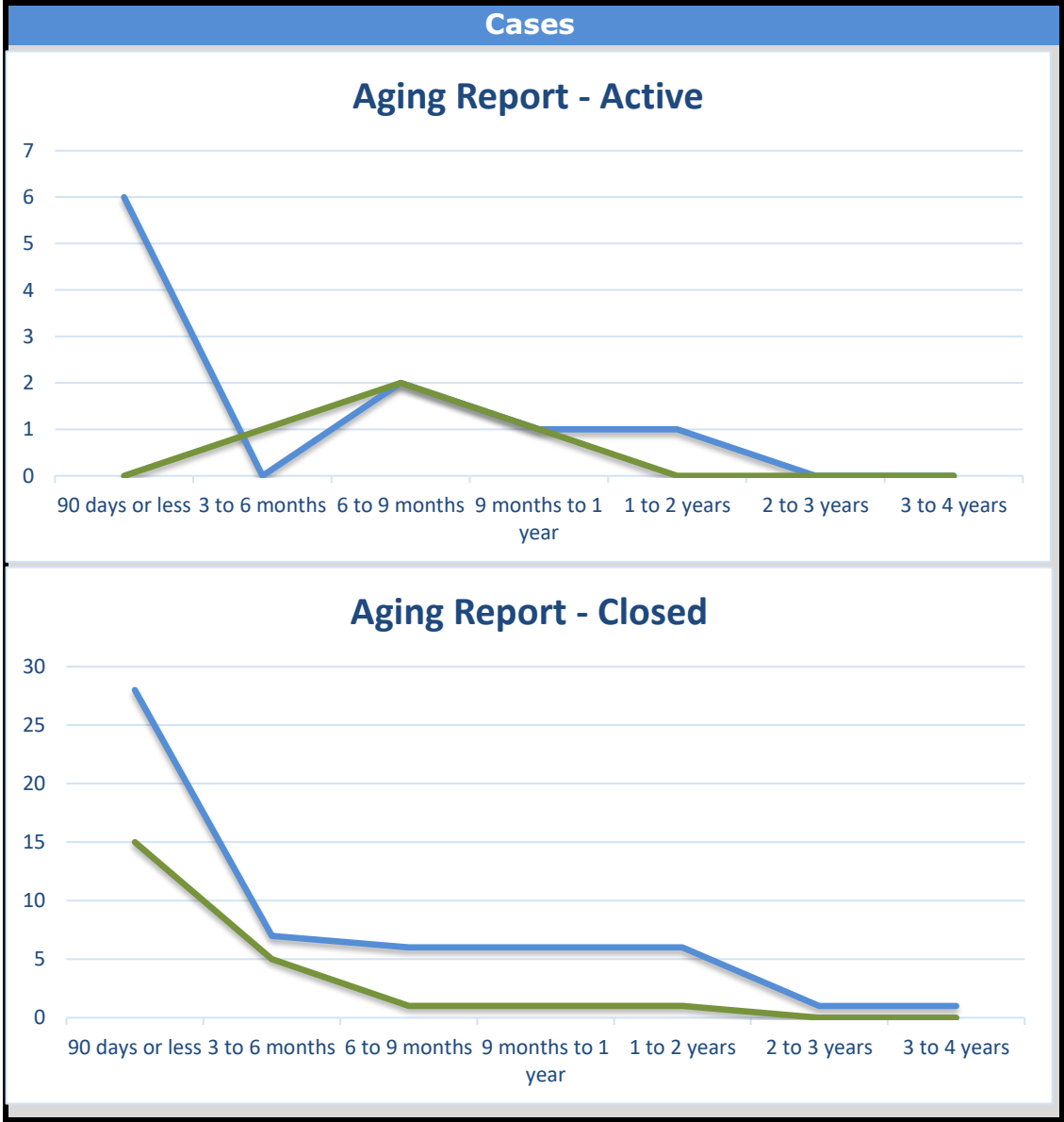
HOA COMPL - CLOSED DIVISION TERMINATED INVESTIGATION	4	0	4
HOA COMPL - CLOSED DUPLICATE CASE	2	0	2
HOA COMPL - CLOSED LETTER OF VIOLATION	1	0	1
HOA COMPL - CLOSED W/ANOTHER CASE AT CICCH	1	0	1
HOA 116 - CLOSED NO VIOLATION	9	4	5
NAC 116A.140 - RENEWAL OF CERTIFICATE	1	0	1
NAC116A.165 - SUPVSNG COMMUNITY 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
NAC 116.385 - EXECUTIVE BOARD; SUBMISSION TO DIVISION OF CONTACT INFORMATION FOR MEMBERS	1	0	1
NRS 116.3108 - UNITS' OWNERS / MEETINGS	2	0	2
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	6	1	5
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	4	0	4

# INTERVENTION AFFIDAVIT

Cases	South	North
Cases Opened YTD	38	16
Total # of Active Cases	10	4
Total # of Cases Closed YTD	55	23

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

Aging Report - Closed	South	North
90 days or less	28	15
3 to 6 months	7	5
6 to 9 months	6	1
9 months to 1 year	6	1
1 to 2 years	6	1
2 to 3 years	1	0
3 to 4 years	1	0
<b>Total</b>	<b>55</b>	<b>23</b>



## INTERVENTION AFFIDAVIT DEMOGRAPHICS

Active Cases South	
Boulder City	0
Las Vegas	7
Mesquite	1
Pahrump	0
Laughlin	0
Henderson	0
N. Las Vegas	2
<b>Total</b>	<b>10</b>

Active Cases North	
Incline Village	1
Reno	1
Fallon	0
Minden	0
Zephyr Cove	1
Sparks	0
Dayton	1
<b>Total</b>	<b>4</b>

Closed Cases South	
	39
Mesquite	1
Pahrump	6
Henderson	3
Boulder City	3
N. Las Vegas	2
Laughlin	1
<b>Total</b>	<b>55</b>

Closed Cases North	
Reno	10
Incline Village	1
Spring Creek	1
Dayton	4
Sparks	5
Minden	1
Fallon	1
<b>Total</b>	<b>23</b>

INTRV2 Closed Case Outcomes	Count of Local
<b>North</b>	<b>20</b>
INTRV2 CLOSED - UNSUBSTANTIATED ALLEGATIONS	9
INTRV2 CLOSED - NO VIOLATION	1
INTRV2 CLOSED - LETTER OF INSTRUCTION	6
INTRV2 CLOSED - NONJURISDICTIONAL AFTER ASSIGNMENT	1
INTRV2 CLOSED - CDL ISSUED	3
<b>South</b>	<b>49</b>
INTRV2 CLOSED - DUPLICATE CASE/RESOLVED ISSUES	6
INTRV2 CLOSED - UNSUBSTANTIATED ALLEGATIONS	14
INTRV2 CLOSED - PENDING INTRV3/CCIC HEARING	9
INTRV2 CLOSED - PENDING CASE FILE FOR LEGAL	1
INTRV2 CLOSED - CDL ISSUED	2
INTRV2 CLOSED - CONSOLIDATED	4
INTRV2 CLOSED - LETTER OF INSTRUCTION	8
INTRV2 CLOSED - DIVISION TERMINATED INVESTIGATION	3
INTRV2 CLOSED - NONJURISDICTIONAL	2
<b>GRAND TOTAL</b>	<b>69</b>

<b>INTRV2 Alleged Issues</b>	<b>Alleged</b>	<b>North</b>	<b>South</b>
APPR - 2. USPAP VIOLATIONS	1	0	1
HOA GOV DOCS - BYLAWS	3	3	0
HOA GOV DOCS - DAMAGE TO OWNER'S UNIT	1	0	1
HOA GOV DOCS - NON-COMPLIANCE OF GOV DOCS	7	1	6
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	1	0	1
NAC116.405 - MEMBERS OF EXEC. BOARD/PROHIBITED ACTION	13	3	10
NAC 116.415 - CONTENT OF BUDGET TO MAINTAIN RESERVE	1	0	1
NAC 116.425 - RESERVE STUDY; CONTENT	1	0	1
NAC 116.445 - ANNUAL FEE REQUIRED, CERTAIN ASSN FOR DEPOSIT IN ACCOUNT FOR CICCH	2	0	2
NAC 116.451 - PREPARATION, CONTENTS AND DISTRIBUTION OF INTERIM FINANCIAL STATEMENT	1	0	1
NAC 116.453 - PRESENTATION & CONTENTS OF INTERIM FINANCIAL STATEMENTS SUBJECT TO AUDIT AND REVIEW	2	0	2
NAC 116.465 - FEE FOR PREP/CERTIFICATE FOR RESALE OF UNIT	1	0	1
NAC 116.480 - RESTRICTION ON AND STATEMENTS BY MEMBERS OF THE EXECUTIVE BOARDS AND OFFICERS OF ASSOCIATION	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	5	2	3
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	23	7	16
NRS 116-31031 - EXECUTIVE BOARD/IMPOSE FINES	1	0	1
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT./SECURITY INTEREST	2	0	2
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	18	7	11
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	2	0	2
NRS 116.3108 - UNITS' OWNERS/ MEETINGS	8	2	6
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	8	3	5
NRS 116.31084 - VOTING MY 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	7	1	6
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	8	2	6
NRS 116.31151 - UNITS' OWNERS/ANNUAL DISTRIBUTION	7	2	5
NRS 116.31152 - STUDY OF RESERVE	7	1	6
NRS 116.31153 - WITHDRAWALS/SIGNATURES REQUIRED	11	1	10
NRS 116.31155 - HOA/FEES IMPOSED FOR ADMIN FEES & PENALTIES	6	2	4
NRS 116.31158 - HOA / REGISTRATION W/ OMB	8	3	5
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	10	4	6
NRS 116.3118 - UNITS' OWNERS RIGHTS/MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RESALE OF UNITS	3	3	0
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	8	3	5
NRS 116.31184 - THREATS & HARASSMENT	5	2	3
NRS 116.31185 - PROHIBITION/CERTAIN PERSONNEL SOLICITING OR ACCEPTING COMPENSATION	1	0	1
NRS 116.4109 - RESALE OF UNITS	6	0	6
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

<b>INTRV2 Found Issues</b>	<b>Found</b>	<b>North</b>	<b>South</b>
UNKNOWN	8	1	7
NAC 116A.355 - GROUNDS FOR DISC ACTION; UNPROF CONDUCT	1	0	1
NAC116.405 - MEMBERS OF EXECUTIVE BOARD/PROHIBITED ACTION	4	0	4
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	8	0	8
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	8	4	4
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	6	1	5
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	4	0	4
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	4	0	4
NRS 116.31153 - WITHDRAWALS/SIGNATURES REQUIRED	9	0	9
NRS 116.31155 - HOA/FEES IMPOSED FOR ADMIN FEES & PENALTIES	1	0	1
NRS 116.31158 - HOA / REGISTRATION W/ OMB	1	0	1
NRS 116.3116 - LIENS/ASSESSMENTS AGAINST UNITS	1	0	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	1	0	1
NRS 116.4109 - RESALE OF UNITS	2	0	2
HOA GOV DOCS - OTHER GOV DOCS NOT LISTED	1	0	1
INTRV2 - DUPLICATE CASE FILED/RESOLVED ISSUES	3	0	3
INTRV2 - NO VIOLATON	3	2	1
INTRV2 - NON JURSDICTIONAL	1	1	0
INTRV2 - RECOMMENDATION FOR HEARING CIC	8	3	5
INTRV2 - UNSUBSTANTIATED	25	9	16
INTRV2 - DIVISION TERMINATED INVESTIGATION	3	0	3
INTRV2 - LETTER OF INSTRUCTION	3	1	2