



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](mailto:kvaladez@red.nv.gov)  
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**NOTICE & AGENDA OF PUBLIC  
MEETING**

OF THE  
NEVADA COMMISSION FOR COMMON-INTEREST COMMUNITIES AND  
CONDOMINIUM HOTELS

**SEPTEMBER 13-15, 2022**

The Nevada Commission for Common-Interest Communities and Condominium Hotels will conduct a meeting **TUESDAY, SEPTEMBER 13, 2022, beginning at 9:00 a.m. and each day thereafter at 9:00 a.m. through THURSDAY, SEPTEMBER 15, 2022, or until the Commission concludes its business at the following locations:**

NEVADA STATE BUSINESS CENTER  
3300 WEST SAHARA AVENUE  
4<sup>TH</sup> FLOOR, NEVADA ROOM  
LAS VEGAS, NEVADA 89102

WITH VIDEO CONFERENCING TO:  
DIVISION OF INSURANCE  
1818 E. COLLEGE PARKWAY, SUITE 103  
CARSON CITY, NEVADA 89706

**In-person seating will be limited based on room capacity. Members of the public can listen to the meeting and participate during the agenda items designated for public comment by video or telephone.**

**DIAL-IN NUMBER: (775) 321-6111 or [www.microsoft.com/en-us/microsoft-teams/join-a-meeting](http://www.microsoft.com/en-us/microsoft-teams/join-a-meeting)**

**TUESDAY, SEPTEMBER 13, 2022**

1-775-321-6111 Conference ID: 949 053 726#

Or [www.microsoft.com/en-us/microsoft-teams/join-a-meeting](http://www.microsoft.com/en-us/microsoft-teams/join-a-meeting)

Meeting ID: 222 955 515 295 Passcode: USKRwF

**WEDNESDAY, SEPTEMBER 14, 2022**

1-775-321-6111 Conference ID: 267 972 100#

Or [www.microsoft.com/en-us/microsoft-teams/join-a-meeting](http://www.microsoft.com/en-us/microsoft-teams/join-a-meeting)

Meeting ID: 214 265 225 898 Passcode: 4jd4om

**THURSDAY, SEPTEMBER 15, 2022**

1-775-321-6111 Conference ID: 763 287 181#

Or [www.microsoft.com/en-us/microsoft-teams/join-a-meeting](http://www.microsoft.com/en-us/microsoft-teams/join-a-meeting)

Meeting ID: 286 116 671 26 Passcode: BbJjkp

**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 September 13-15, 2022, 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). Emails received prior to 4:00 p.m. on the day before the meeting will be provided to the Commission for review and entered into the record.

**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) 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) REGULATION WORKSHOP FOR PROPOSED CHANGES TO NAC 116, NAC 116A, AND NAC 116B ON SEPTEMBER 13, 2022 @ 9:00 A.M.:**

Workshop by the Commission for Common-Interest Communities and Condominium Hotels to receive comments regarding proposed changes to NAC 116 and 116B, including, but not limited to:

- Creation of guidelines for imposition of Health Safety Welfare violations
- Submission of board member contact information to the Division
- Time period for conducting reserve study
- Replacement of existing references to financial guide
- Adoption time frames for adoption of an association audit
- Amended fees and collections costs for collection of past due obligation of unit owners
- Limitation on number of provisional community managers for supervising managers

**4) DISCIPLINARY ACTION: HEARINGS AND POSSIBLE ACTION BY THE COMMISSION:**

- A) NRED v. J. Scott Hedlind, for possible action  
Case Nos. 2021-65  
Type of Respondent: Community Manager  
License No.: CAM.0000190.SUPR (Active)
  
- B) NRED v. J. Scott Hedlind, for possible action  
Case Nos. 2021-224  
Type of Respondent: Community Manager  
License No.: CAM.0000190-SUPR (Active)
  
- C) NRED v. J. Scott Hedlind, for possible action  
Case Nos. 2021-1084  
Type of Respondent: Community Manager  
License No.: CAM.0000190-SUPR (Active)
  
- D) NRED v. Laguna Palms Homeowners Association, Denise Jugenheimer, Steven Bock, Peter Albert, and Suzanne Suter, for possible action  
Case No. 2020-666  
Type of Respondent: Board Members
  
- E) NRED v. Rancho San Juan Homeowners Association, Christopher Seckler, Sebastian Mayo, and Cesar Valdez, for possible action  
Case No. 2021-161  
Type of Respondent: Board Members
  
- F) NRED v. Santa Barbara Village Homeowners Association, Larry Denman, and Janet Cook-Denman, for possible action  
Case 2021-1139  
Type of Respondent: Board Members
  
- G) NRED v. Sierra Ranchos Property Owners Association, for possible action  
Case 2018-1663  
Type of Respondent: Board Members
  
- H) NRED v. Michael Skahill, for possible action  
Case Nos. 2021-596  
Type of Respondent: Community Manager  
License No.: CAM.0007489-SUPR (Inactive)
  
- I) NRED v. Michael Skahill, for possible action  
Case Nos. 2021-903  
Type of Respondent: Community Manager  
License No.: CAM.0007489-SUPR (Inactive)
  
- J) NRED v. Michael Skahill, for possible action  
Case Nos. 2021-1078  
Type of Respondent: Community Manager  
License No.: CAM.0007489-SUPR (Inactive)

**5) RESPONDENT CHRISTOPHER SECKLER’S PETITION FOR RECONSIDERATION OF COMMISSION FINE AND A PAYMENT PLAN: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:**

- A) NRED v. Rancho San Juan Homeowners Association, Christopher Seckler, Sebastian Mayo, and Cesar Valdez, for possible action  
Case No. 2021-161  
Type of Respondent: Board Members

**6) RESPONDENT SRDJAN PANTIC’S PETITION FOR RECONSIDERATION OF A PAYMENT PLAN FOR COMMISSION FINE AND COSTS: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:**

- A) NRED v. Srdjan Pantic, for possible action  
Case Nos. 2019-836  
Type of Respondent: Board Member

**7) DIVISION BUSINESS:**

- A) Administrator’s report.
- B) Ombudsman’s summary report.
- C) CIC Compliance caseload report and summary.
- D) Education and Information Officer report.
- E) Licensee and board member discipline report.

**8) COMMISSION BUSINESS: FOR DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:**

- A) For possible action: Discussion and decision on proposed changes, additions and deletions to NAC 116, NAC 116A, and NAC 116B including but not limited to review of public comment from the regulation workshop held September 13, 2022.
- B) Discussion regarding Commissioners’ speaking engagement requests.
- C) Discussion regarding the State of Nevada Controller’s Office debt collection process for fines issued by the Commission.
- D) For possible action: Discussion and decision to approve minutes of the May 31, 2022 Commission meeting.
- E) For possible action: Discussion and decision regarding election of officers for FY23.

**9) FOR POSSIBLE ACTION: FOR DISCUSSION AND DECISION ON DATE, TIME, PLACE, AND AGENDA ITEMS FOR UPCOMING MEETING(S) INCLUDING SETTING THE MEETING CALENDAR FOR 2023.**

**10) 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.***

**11) 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)