

STEVE SISOLAK
Governor

STATE OF NEVADA



TERRY REYNOLDS
Director

SHARATH CHANDRA
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CHARVEZ FOGER
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DEPARTMENT OF BUSINESS AND INDUSTRY

REAL ESTATE DIVISION

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Las Vegas, Nevada 89102
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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
4TH 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

TUESDAY, SEPTEMBER 13, 2022

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

or

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

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

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. 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

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

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