

1                                   **BEFORE THE COMMISSION FOR COMMON-INTEREST**  
2                                   **COMMUNITIES AND CONDOMINIUM HOTELS**

3                                   **STATE OF NEVADA**

4 SHARATH CHANDRA, Administrator,  
5 REAL ESTATE DIVISION, DEPARTMENT  
6 OF BUSINESS AND INDUSTRY, STATE  
7 OF NEVADA,

8                                   Petitioner,

9 vs.

10 CHRISTINA MARIE DEHLINGER,  
11 (CAM.0009099 - INACTIVE)

12                                   Respondent.

Case No. 2023-322

**FILED**

DEC 14 2023

NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

*mgallo*

13                                   **STIPULATION AND ORDER FOR SETTLEMENT OF DISCIPLINARY ACTION**

14                                   This Stipulation for Settlement of Disciplinary Action (“Stipulation”) is entered into  
15 by and between the State of Nevada, Department of Business and Industry, Real Estate  
16 Division (“Division”), through its Administrator Sharath Chandra (“Petitioner”), by and  
17 through their attorney of record, Christal Park Keegan, and Christina Marie Dehlinger, by  
18 and through her attorney of record, Kirk T. Kennedy (“RESPONDENT”).

19                                   **JURISDICTION AND NOTICE**

20                                   During all relevant times mentioned in this complaint, RESPONDENT held a  
21 community manager certificate from the Division (CAM.0009099) and is, therefore, subject  
22 to the jurisdiction of the Division and the provisions of NRS Chapters 116 and 116A and  
23 NAC Chapters 116 and 116A. RESPONDENT’S certificate is currently in “inactive” status  
24 as of June 30, 2022.

25                                   **SUMMARY OF FACTUAL ALLEGATIONS SET FORTH IN THE COMPLAINT**

26                                   1.     At all times relevant to this Complaint, RESPONDENT was the community  
27 manager for One Turnberry Place Condominium Association (“Association”).

28                                   2.     From about August 2021 through February 2023, the RESPONDENT  
embezzled funds from the Association in amounts estimated at \$95,121.79. *EXHIBIT 1.*





1           2.     RESPONDENT agree and understand that by entering into this Stipulation  
2 she is waiving her right to a hearing at which she may present evidence in her defense, her  
3 right to a written decision on the merits of the complaint, her rights to reconsideration  
4 and/or rehearing, appeal and/or judicial review, and all other rights which may be accorded  
5 by the Nevada Administrative Procedure Act, the Nevada Common-Interest Communities  
6 and Condominium Hotels statutes and accompanying regulations, and the federal and  
7 state Constitutions. The RESPONDENT understands that this Agreement and other  
8 documentation may be subject to public records laws. The Commission members who  
9 review this matter for approval of this Stipulation may be the same members who  
10 ultimately hear, consider, and decide the Complaint if this Stipulation is either not  
11 approved by the Commission or is not timely performed by the RESPONDENT. The  
12 RESPONDENT fully understands that she has the right to be represented by legal counsel  
13 in this matter at her own expense.

14           3.     Each party shall bear their own attorney's fees and costs.

15           4.     Approval of Stipulation. Once executed, this Stipulation will be filed with the  
16 Commission and will be placed on the agenda for approval at its next public meeting. The  
17 Division will recommend to the Commission approval of the Stipulation. RESPONDENT  
18 agrees that the Commission may approve, reject, or suggest amendments to this  
19 Stipulation that must be accepted or rejected by RESPONDENT before any amendment is  
20 effective.

21           5.     Withdrawal of Stipulation. If the Commission rejects this Stipulation or  
22 suggests amendments unacceptable to the RESPONDENT, she may withdraw from this  
23 Stipulation, and the Division may pursue its Complaint before the Commission. This  
24 Stipulation then shall become null and void and unenforceable in any manner against  
25 either party.

26           6.     Release. In consideration of the execution of this Stipulation, RESPONDENT  
27 for herself, her heirs, executors, administrators, successors, and assigns, hereby releases,  
28 remises, and forever discharges the State of Nevada, the Department of Business and

1 Industry, and the Division, and each of their respective members, agents, employees, and  
2 counsel in their individual and representative capacities, from any and all manner of  
3 actions, causes of action, suits, debts, judgments, executions, claims, and demands  
4 whatsoever, known and unknown, in law or equity, that RESPONDENT ever had, now has,  
5 may have, or claim to have against any or all of the persons or entities named in this  
6 section, arising out of or by reason of the Division's investigation of this action, this  
7 disciplinary action, and all matters related thereto.

8       7. Indemnification. RESPONDENT hereby agrees to indemnify and hold  
9 harmless the State of Nevada, the Department of Business and Industry, Petitioner, the  
10 Division, and each of their respective members, agents, employees, and counsel, in their  
11 individual and representative capacities, against any and all claims, suits, and actions  
12 brought against said persons and/or entities by reason of the Division's investigation, this  
13 disciplinary action, and all other matters relating thereto, and against any and all  
14 expenses, damages, and costs, including court costs and attorney fees, which may be  
15 sustained by the persons and/or entities named in this section as a result of said claims,  
16 suits, and actions.

17       8. Default. In the event of default under any terms of this Stipulation,  
18 RESPONDENT agrees that her license shall be immediately suspended, and the unpaid  
19 balance of the administrative fine and costs, together with any attorneys' fees and costs  
20 that may have been assessed, shall be due in full to the Division within ten (10) calendar  
21 days of the date of default. Debt collection actions for unpaid monetary assessments in this  
22 case may be instituted by the Division or its assignee.

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1           9.     RESPONDENT has signed and dated this Stipulation only after reading and  
2 understanding all terms herein.

3  
4 DATED: October 31, 2023.

NEVADA DEPARTMENT OF BUSINESS  
AND INDUSTRY, REAL ESTATE DIVISION

5  
6 By:   
7 SHARATH CHANDRA, Administrator

8 DATED: October 31, 2023.

RESPONDENT

9  
10 By: Tina M. Dehlinger  
11 CHRISTINA MARIE DEHLINGER

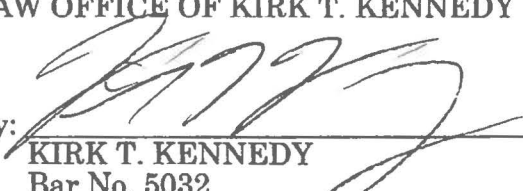
12  
13 Approved as to form:

14 AARON D. FORD  
15 Attorney General

16 By: epkeegan  
17 CHRISTAL P. KEEGAN  
18 Deputy Attorney General  
19 Bar No. 12725  
20 5420 Kietzke Lane, #202  
21 Reno, Nevada 89511  
22 (775) 687-2141  
23 Attorney for Real Estate Division

Approved as to form:

LAW OFFICE OF KIRK T. KENNEDY

24  
25 By:   
26 KIRK T. KENNEDY  
27 Bar No. 5032  
28 815 S. Casino Center Blvd.  
Las Vegas, NV 89101  
(702) 383-5534  
Attorney for Respondent

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3                                   **STATE OF NEVADA**

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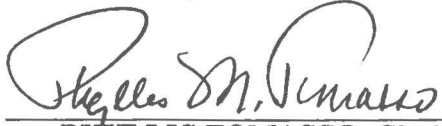
9 CHRISTINA MARIE DEHLINGER,  
10 (CAM.0009099 - INACTIVE)

Respondent.

11  
12                   **IT IS ORDERED** that the foregoing Stipulation and Order for Settlement of  
13 Disciplinary Action is approved in full.

14                   Dated: December 14<sup>th</sup>, 2023

15                   COMMISSION FOR COMMON-INTEREST  
16                   COMMUNITIES AND CONDOMINIUM  
17                   HOTELS, DEPARTMENT OF BUSINESS  
18                   AND INDUSTRY, STATE OF NEVADA

19 By:   
20                   PHYLLIS TOMASSO, Chairman

21 Submitted by:

22 AARON D. FORD  
23 Attorney General

24 By:   
25                   CHRISTAL P. KEEGAN (Bar No. 12725)  
26                   Deputy Attorney General  
27                   5420 Kietzke Lane, #202  
28                   Reno, Nevada 89511  
                  (775) 687-2141  
                  [ckeegan@ag.nv.gov](mailto:ckeegan@ag.nv.gov)  
                  Attorney for Real Estate Division