

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

Sharath Chandra, Administrator,
Real Estate Division, Department of Business &
Industry, State of Nevada,

Petitioner,

Case No. 2022-651

vs.

Jose Estrada,

Respondent.

FILED

DEC 15 2023

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

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FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This matter came on for hearing before the COMMISSION FOR COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS STATE OF NEVADA (“Commission”) during a regular agenda, set for three days, beginning on September 26, 2023. (the “Hearing”). RESPONDENT JOSE ESTRADA (hereinafter, “RESPONDENT”) did not appear in person, through counsel, or otherwise, nor did he answer the complaint. Phil W. Su, Esq., Senior Deputy Attorney General with the Nevada Attorney General’s Office, appeared on behalf of the Real Estate Division of the Department of Business and Industry, State of Nevada (the “Division”).

Commission Coordinator Maria Gallo testified regarding notices sent to the RESPONDENT and steps taken to effect proper service. The Commission found appropriate service of the notice of the hearing, the complaint and notice thereof, the notice of documents, and all other efforts taken to inform the RESPONDENT of the matter before the Commission. The Commission thereafter took notice of the documents filed by the Division to substantiate the allegations within the Complaint.

After hearing testimony and examining the evidence presented in this matter, and for good cause appearing, the Commission now enters its Findings of Fact, Conclusions of Law, and Order by default against RESPONDENT as follows:

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1 **JURISDICTION**

2 1. During all relevant times mentioned in this complaint, RESPONDENT Jose Estrada
3 served as a member and/or officer of LAS BRISAS APARTMENT HOMES COMMUNITY
4 ASSOCIATION (“Association”), a common-interest community located in Las Vegas, Nevada.

5 2. RESPONDENT is subject to the provisions of Chapters 116 of the Nevada Revised
6 Statutes (“NRS”) and the Nevada Administrative Code (“NAC”) (hereinafter collectively referred to as
7 “NRS 116”) and is subject to the jurisdiction of the Division and the Commission for Common-Interest
8 Communities and Condominium Hotels pursuant to the provisions of NRS 116.750.

9 **FINDINGS OF FACT**

10 3. At all relevant times herein, the Association is comprised of a 48-unit community located
11 in Las Vegas, Nevada.

12 4. On September 21, 2022, the Division informed the RESPONDENT that it had initiated an
13 investigation against him under Case No. 2022-651.

14 5. The investigation concerned allegations that while serving as a member of the
15 Association’s executive board, RESPONDENT gained personal profit by facilitating work for Unlimited
16 Contracting, a paid vendor for the Association with which the RESPONDENT had an employment and/or
17 financial interest.

18 6. The Division requested documentation from RESPONDENT, including invoices from
19 Unlimited Contracting to the Association during the period of January 2018 through August 2022;
20 contracts between Unlimited Contracting and the Association; and checks paid by the Association to
21 Unlimited Contracting.

22 7. RESPONDENT did not provide a response to the September 2022 letter, or the documents
23 requested therein.

24 8. Follow-up letters dated October 4, 2022; October 19, 2022; and November 8, 2022, were
25 also sent to the RESPONDENT.

26 9. RESPONDENT also did not provide responses to those follow-up letters.

27 10. The Association’s Annual Association Registration documents filed by the Association’s
28 Community Manager, Michael Skahill, on behalf of the Association in 2017, 2018, 2019, and 2020,

1 indicate that RESPONDENT, residing at 1440 E. Vegas Valley Dr. Unit #15, Las Vegas, NV 89146, was
2 registered with the Division as an executive board member of the Association.

3 11. The parcel ownership history of 1440 E. Vegas Valley Dr, Unit #15, Las Vegas, 89146,
4 APN 162-11-213-015, (“the #15 Unit”) as set forth on the Clark County Assessor’s website, shows that
5 Jose Estrada was no longer owner of record of the #15 unit as of October 12, 2016.

6 12. A Grant Bargain and Sale Deed for the #15 Unit recorded on October 12, 2016, showing
7 that RESPONDENT conveyed his interest in the property to “Claudia Margarita Menjivar, as sole and
8 separate.” [sic]

9 13. Despite no longer owning a unit in the Association, RESPONDENT served as an
10 Association executive board member from 2017-2020.

11 14. During the 2017-2020 period during which RESPONDENT served as an Association
12 executive board member, he was also the Manager and/or Registered Agent of Unlimited Contracting,
13 LLC, an entity which serviced the Association community.

14 15. As Manager for Unlimited Contracting, LLC, RESPONDENT had the authority to enter
15 into service agreements with the Association. For example, RESPONDENT, on behalf of Unlimited
16 Contracting, LLC, entered into a one-year landscaping contract effective September 6, 2012, through
17 September 6, 2013.

18 16. Association checks made payable to Unlimited Contracting, LLC, from June 15, 2017,
19 through October 16, 2019, showed that the Association paid approximately \$59,523.00 to Unlimited
20 Contracting, LLC during that timeframe for services ranging from hot water heater work to landscaping
21 services.

22 17. On or about September 7, 2022, Unlimited Contracting, LLC informed the Association’s
23 manager, Michelle Tagata, that it would be changing its name to Mayorganic Maintenance and Repairs,
24 LLC, with registered agent Claudia M. Menjivar.

25 18. On or about February 16, 2023, the Division properly notified RESPONDENT that it
26 intended to bring a disciplinary action against him for a hearing before the Commission.

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1 **CONCLUSIONS OF LAW**

2 Based on the foregoing findings of facts by default, the Commission concludes by unanimous
3 vote that RESPONDENT has committed the following violations of law by default:

4 19. RESPONDENT violated NRS 116.31034(10) through NAC 116.405(3) by seeking
5 candidacy for membership and/or serving as a member of the Association’s executive board while
6 simultaneously standing to gain personal profit or compensation of any kind from matter(s) before the
7 executive board.

8 20. RESPONDENT violated NRS 116.3103 through NAC 116.405(5)(a) by impeding or
9 otherwise interfering with the Division’s investigation by failing to comply with requests by the Division
10 to provide information or documents during its investigation.

11 **ORDER**

12 Based on the foregoing findings of facts and violations of law, the Commission hereby Orders:

13 1. RESPONDENT shall pay the Division a total of \$4,275.18 (“Amount Due”), consisting
14 of \$2,000.00 in administrative fines, plus the Division’s fees and costs in the amount of \$2,275.18. The
15 Amount Due shall be paid to the Division within 90 days of the effective date of this Order.

16 2. If the Amount Due is not actually received by the Division on or before its due date, it
17 shall be a default by RESPONDENT. In the event of default, the unpaid balance of the administrative
18 fine and costs, together with any attorney’s fees and costs that may have been assessed, shall be due in
19 full to the Division within ten calendar days of the date of default, and the Division may obtain a judgment
20 for the amount owed, including collection fees and costs.

21 3. The RESPONDENT is hereby removed from any board member position with the
22 Association as of the effective date of this Order.

23 4. The RESPONDENT is barred from serving as an association board member for any
24 common interest community within this state for a period of ten (10) years from the effective date of this
25 order. If RESPONDENT thereafter wishes to seek election to an association board, he must first complete
26 twelve (12) hours of education provided by the Division’s education department and appear before this
27 Commission at its next regularly scheduled public meeting for prior approval.

28 5. The Commission retains jurisdiction for correcting any errors that may have occurred

1 in the drafting and issuance of this document.

2 6. This order shall become effective on the 11 day of DECEMBER, 2023.

3 DATED this 11 day of DECEMBER, 2023.

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COMMISSION FOR COMMON-INTEREST
COMMUNITIES AND CONDOMINIUM HOTELS

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By: 
Chairman of the Commission

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Submitted by:

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AARON D. FORD
Attorney General of Nevada

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By: /s/ Phil W. Su

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