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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,

vs.

Sierra Ranchos Property Owners
Association,

Respondent.

Case No. 2018-1663

FILED

DEC 11 2023

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

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ORDER

This matter came on for hearing for a status check before the Commission for Common-Interest Communities and Condominium Hotels, State of Nevada (the "Commission"), during a regular agenda on September 26, 2023 in Las Vegas, Nevada and by video conference. BJ Brown, community association manager for Respondent, Sierra Ranchos Property Owners Association (the "Association"), and Donna Zinetti, attorney for the Association, appeared via WebEx. 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").

In 2019, to resolve a disciplinary case, the Association stipulated to this Commission ordering the Association to hire and maintain a community manager and fund its reserves according to a funding plan. On May 31, 2022, this Commission found that the Association was in default of the Commission's order filed September 26, 2019. The Commission ordered the Association to (1) Hire a community manager, (2) Have its 2020 reserve study updated with information pertaining to additional work the Association must perform to adequately maintain the roads in the community, including compliance with any pending citations from Washoe County; (3) Obtain no less than 2

1 bids from an engineer to define the work necessary to correct issues with road
2 maintenance and repair; (4) Notice the homeowners of a meeting to discuss increasing
3 assessments and/or imposing a special assessment in accordance with the updated
4 reserve study; and (5) To report back to the Commission.

5 At the September 2023 commission meeting, Attorney Su and the Association's
6 community association manager and attorney informed the Commission that the most
7 recent Nortech report was a soil analysis report that would not allow for contractors to
8 produce bids for road repairs. The Association has retained a new engineering firm to
9 conduct the study needed to generate the engineering report, and has begun proactively
10 seeking contractors to bid on the project once the engineering report is completed.

11 Based on the Association's representations, the Commission ordered the
12 Association to:

- 13 1) Continue to seek production of the signed engineering report from the new
14 engineering firm, and to provide same to the Attorney General's Office once it
15 has been produced to the Association;
- 16 2) Obtain no less than two contractor bids based on the engineering report for
17 roadwork;
- 18 3) update its 2020 reserve study to reflect such approved bids;
- 19 4) impose a special assessment to satisfy any such approved bids; and

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1 5) appear and report on its progress to comply with this Order at its next
2 scheduled Commission meeting on December 12, 2023.

3 IT IS SO ORDERED.

4 Dated: this 11 day of December, 2023.

5 Commission for Common-Interest Communities
6 and Condominium Hotels, Department of Business
& Industry, State of Nevada

7
8 By: 
Chairman

9 Submitted by:

10 AARON D. FORD
11 Attorney General

12 By: /s/ Phil W. Su
13 Phil W. Su
14 Senior Deputy Attorney General
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18 *Attorneys for Real Estate Division*