

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.

Michael Steven Skahill,

Respondent.

Case No. 2022-507

FILED

JUL 03 2023

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

mgallo

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This matter came on for hearing before the THE COMMISSION FOR COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS STATE OF NEVADA (“Commission”) during a regular agenda, set for three days, beginning on June 13, 2023. (the “Hearing”). RESPONDENT MICHAEL STEVEN SKAHILL (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:

JURISDICTION

During all relevant times mentioned in this complaint, RESPONDENT held an active supervising community manager certificate from the Division (CAM.0007489-SUPR) and is, therefore, subject to

1 the jurisdiction of the Division and the provisions of NRS Chapters 116 and 116A and NAC Chapters
2 116 and 116A.

3 **FINDINGS OF FACT**

4 The Commission, by unanimous vote, based upon evidence presented during the Hearing, enters
5 a finding of the following facts by default:

6 1. At all times relevant herein, RESPONDENT held a supervisory community manager
7 certificate from the Division (CAM.0007489-SUPR).

8 2. At all times relevant herein, the RESPONDENT was employed with AMS Management
9 Group, Inc.

10 3. At all times relevant herein, the RESPONDENT was the community manager for El
11 Parque Homeowners Association (“the Association”).

12 4. This complaint was initiated based on the RESPONDENT’s failure to provide the
13 financial records of the Association upon request by the Division in a July 26, 2022, notice of
14 investigation letter.

15 5. The request for these documents was made by the Division in connection with an
16 allegation that RESPONDENT allowed the signature of a former board member, Louis James Gex, to be
17 applied to an association check months after Gex sold his unit in the Association.

18 6. The Division also requested Association records from January 2019 through the date of
19 the July 26, 2022, letter.

20 7. RESPONDENT did not provide a response to the July 2022 letter.

21 8. The Division sent a follow-up letter to RESPONDENT dated August 29, 2022, reiterating
22 its requests pursuant to its investigation.

23 9. RESPONDENT did not provide a response to the August 2022 letter.

24 10. In reviewing the Annual Association Registration #562 form documents filed by
25 RESPONDENT on behalf of the Association, it came to the attention of the Division that a signature
26 purporting to be that of former board member Louis James Gex was affixed to Association check #4586
27 dated 4/28/21.

