

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 & INDUSTRY, STATE OF  
7 NEVADA,

8 Petitioner,

9 vs.

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

12 Respondent.

Case No. 2023-322

**FILED**

OCT 17 2023

NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

*mgallo*

13 **COMPLAINT FOR DISCIPLINARY**  
14 **ACTION AND NOTICE OF HEARING**

15 The Real Estate Division of the Department of Business and Industry, State of  
16 Nevada (the "Division"), by and through its counsel, Aaron D. Ford, Attorney General of  
17 the State of Nevada, and Christal P. Keegan, Deputy Attorney General, hereby notifies  
18 CHRISTINA MARIE DEHLINGER ("RESPONDENT") of an administrative hearing  
19 before the Commission for Common-Interest Communities and Condominium Hotels,  
20 State of Nevada, which is to be held pursuant to Chapters 233B and Chapters 116 and  
21 116A of the Nevada Revised Statutes ("NRS") and Chapter 116 and 116A of the Nevada  
22 Administrative Code ("NAC"). The purpose of the hearing is to consider the allegations  
23 stated below and to determine if an administrative penalty will be imposed on the  
24 RESPONDENT pursuant to the provisions of NRS and NAC including, but not limited to  
25 NAC 116A.360.

26 **JURISDICTION AND NOTICE**

27 During all relevant times mentioned in this complaint, RESPONDENT held a  
28 community manager certificate from the Division (CAM.0009099) and is, therefore,

1 subject to the jurisdiction of the Division and the provisions of NRS Chapters 116 and  
2 116A and NAC Chapters 116 and 116A. RESPONDENT'S certificate is currently in  
3 "inactive" status as of June 30, 2022.

#### 4 **FACTUAL ALLEGATIONS**

5 1. At all times relevant to this Complaint, RESPONDENT was the community  
6 manager for One Turnberry Place Condominium Association ("Association").

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

9 3. On February 8, 2023, the RESPONDENT confessed to Board of Director Gail  
10 Poll that she misappropriated Association funds. *EXHIBIT 5.*

11 4. In February of 2023, RESPONDENT advanced repayment plans that never  
12 happened. *EXHIBIT 6.*

13 5. On April 24, 2023, the Division received a complaint against the  
14 RESPONDENT for embezzling funds from the Association. *EXHIBIT 1.*

15 6. Therefore, on or about May 3, 2023, the Division sent the RESPONDENT a  
16 request for information and/or documents. *EXHIBIT 2.*

17 7. On or about May 30, 2023, the Division sent a second request for information  
18 to the RESPONDENT after it had received no response. *EXHIBIT 3.*

19 8. On June 2, 2023, RESPONDENT'S attorney represented to the Division that  
20 she was advised not to make any further statements regarding the complaints against  
21 her. *EXHIBIT 4.*

22 9. As of June 20, 2023, RESPONDENT has not paid back any of the  
23 Association's funds she misappropriated. *EXHIBIT 7.*

#### 24 **VIOLATIONS OF LAW**

25 10. RESPONDENT violated NRS 116A.630(1)(a) for failing to act as a fiduciary  
26 to the client when she embezzled funds from the Association.

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1           11.   RESPONDENT violated NRS 116A.630(1)(b) for failing to exercise ordinary  
2 and reasonable care in the performance of her duties when she deposited Association  
3 checks to herself.

4           12.   RESPONDENT violated NRS 116A.640(4) for using Association money for  
5 her own personal use.

6           13.   RESPONDENT violated NRS 116A.640(2)(a) for impeding or otherwise  
7 interfering with the Division's investigation by failing to provide documents.

8           14.   RESPONDENT violated NAC 116A.355(1)(a) as determined by NAC  
9 116A.355(4)(g) by engaging in unprofessional conduct or professional incompetence by  
10 failing to act in the best interest of her client when she took Association monies, and never  
11 repaid it.

12   **DISCIPLINE AUTHORIZED**

13           Pursuant to the provisions of NAC 116A.360 the Commission has discretion to  
14 impose discipline as it deems appropriate, including, but not limited to one or more of the  
15 following actions:

- 16           (a)    Revoke or suspend the certificate;
- 17           (b)    Refuse to renew or reinstate the certificate;
- 18           (c)    Place the community manager on probation;
- 19           (d)    Issue a reprimand or censure to the community manager;
- 20           (e)    Impose a fine of not more than \$5,000 for each violation of a statute or  
21 regulation;
- 22           (f)    Require the community manager to pay restitution;
- 23           (g)    Require the community manager to pay the costs of the investigation and  
24 hearing;
- 25           (h)    Require the community manager to obtain additional education relating to  
26 the management of common-interest communities; and
- 27           (i)    Take such other disciplinary action as the Commission deems appropriate.

28           The Commission may order one or any combination of the discipline  
described above.

1 **NOTICE OF HEARING**

2 **PLEASE TAKE NOTICE** that a disciplinary hearing has been set to consider this  
3 Administrative Complaint against the above-named RESPONDENT in accordance with  
4 Chapters 233B and 116 and 116A of the Nevada Revised Statutes and Chapter 116 and  
5 116A of the Nevada Administrative Code.

6 **THE HEARING WILL TAKE PLACE** at the Commission meeting(s) scheduled  
7 for December 12-14, 2023, beginning at approximately 9:00 a.m. each day, or until such  
8 time as the Commission concludes its business. The Commission meeting will be held at  
9 the Nevada State Business Center, 3300 W. Sahara Avenue, 4th Floor, Nevada Room,  
10 Las Vegas, Nevada 89102 with videoconferencing to Department of Business & Industry,  
11 Division of Insurance, 1818 E. College Parkway, Suite 103, Carson City, Nevada 89706.

12 **STACKED CALENDAR: Your hearing is one of several hearings that may**  
13 **be scheduled at the same time as part of a regular meeting of the Commission**  
14 **that is expected to take place on December 12-14, 2023. Thus, your hearing may**  
15 **be continued until later in the day or from day to day. It is your responsibility**  
16 **to be present when your case is called. If you are not present when your hearing**  
17 **is called, a default may be entered against you and the Commission may decide**  
18 **the case as if all allegations in the complaint were true. If you need to negotiate**  
19 **a more specific time for your hearing in advance because of coordination with**  
20 **an out of state witness or the like, please call Maria Gallo, Commission**  
21 **Coordinator, at (702) 486-4074.**

22 **YOUR RIGHTS AT THE HEARING:** Except as mentioned below, the hearing is  
23 an open meeting under Nevada's open meeting law and may be attended by the public.  
24 After the evidence and arguments, the commission may conduct a closed meeting to  
25 discuss your alleged misconduct or professional competence. You are entitled to a copy of  
26 the transcript of the open and closed portions of the meeting, although you must pay for  
27 the transcription. As a RESPONDENT, you are specifically informed that you have the  
28 right to appear and be heard in your defense, either personally or through your counsel

1 of choice. At the hearing, the Division has the burden of proving the allegations in the  
2 complaint and will call witnesses and present evidence against you. You have the right  
3 to respond and to present relevant evidence and argument on all issues involved. You  
4 have the right to call and examine witnesses, introduce exhibits, and cross-examine  
5 opposing witnesses on any matter relevant to the issues involved.

6 You have the right to request that the Commission issue subpoenas to compel  
7 witnesses to testify and/or evidence to be offered on your behalf. In making this request,  
8 you may be required to demonstrate the relevance of the witness's testimony and/or  
9 evidence. Other important rights and obligations, including your obligation to answer  
10 the complaint, are listed in NAC 116A.560 through NAC 116A.655, NRS Chapter 233B,  
11 and NRS Chapters 116 and 116A and NAC 116 and 116A.

12 Note that under NAC 116A.585, not less than five (5) working days before a  
13 hearing, RESPONDENT must provide to the Division a copy of all reasonably available  
14 documents that are reasonably anticipated to be used to support his or her position, and  
15 a list of witnesses RESPONDENT intends to call at the time of the hearing. Failure to  
16 provide any document or to list a witness may result in the document or witness being  
17 excluded from RESPONDENT'S defense. The purpose of the hearing is to determine if  
18 the RESPONDENT has violated any of the provisions of NRS and NAC Chapters 116 and

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1 116A, and to determine what administrative penalty is to be assessed against  
2 RESPONDENT, if any, pursuant to NAC 116A.360.

3 DATED this 16 day of October, 2023.

REAL ESTATE DIVISION,  
DEPARTMENT OF BUSINESS & INDUSTRY,  
STATE OF NEVADA

4  
5  
6 By: 

SHARATH CHANDRA  
Administrator  
3300 W. Sahara Avenue, Suite 350  
Las Vegas, Nevada 89102  
(702) 486-4033

7  
8  
9  
10 DATED this 16th day of October, 2023.

AARON D. FORD  
Attorney General

11  
12 By: 

CHRISTAL P. KEEGAN  
Deputy Attorney General  
Nevada State Bar No. 12725  
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*Attorney for Real Estate Division*