

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 SAPHIRE SPRINGS HOMEOWNERS
11 ASSOCIATION,
12 (Entity Number E0006382006-0),

13 Respondent.

Case No. 2023-404

FILED

OCT 02 2023

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

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14 **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

15 This matter came on for hearing before the Commission for Common-Interest
16 Communities and Condominium Hotels, State of Nevada (the "Commission") during a
17 regular agenda set on a three-day stack beginning at 9:00 am on September 26, 2023 (the
18 "Hearing."). No board members or unit owners of Sapphire Springs Homeowners
19 Association ("RESPONDENT") appeared. RESPONDENT'S current supervisory
20 community association manager ("CAM") Traci Wozniak (CAM.0000226-SUPR) of The
21 Management Trust appeared. Christal P. Keegan, Deputy Attorney General with the
22 Nevada Attorney General's Office, appeared on behalf of the Real Estate Division of the
23 Department of Business and Industry, State of Nevada (the "Division").

24 Mrs. Keegan presented testimony from Vanessa Ward, an investigator with the
25 Division, regarding her investigation of the factual and legal allegations in the Division's
26 Complaint against the RESPONDENT. Additional testimony was presented by the
27 RESPONDENT'S CAM Ms. Wozniak who identified one volunteer board member, Don
28 Ackerman, had since been obtained, and reported the Association was financially solvent.

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