



DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION

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September 20, 2017

Vistana Condominium Owners Association,  
Larry Fitch, Anthony Knelp, Lynn Williams  
c/o Richard E. Haskin  
Gibbs, Giden, Locher Turner Senet & Wittbrodt LLP  
1140 N. Town Center Dr., Suite 300  
Las Vegas, Nevada 89144

Certified No. 7016 2070 0000 4948 767-

Re: NRED v. VISTANA CONDOMINIUM OWNERS ASSOCIATION, LARRY FITCH, ANTHONY  
KNELP, LYNN WILLIAMS; and ARDYCE NELSON  
Case No. 2015-3373

Dear Mr. Haskin:

Enclosed herewith you will find the FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER entered by the Nevada Commission for Common-Interest Communities and Condominium Hotels at the meeting held August 29-30, 2017 in Carson City, Nevada.

The Commission has ordered the following:

1. RESPONDENTS LARRY FITCH, ANTHONY KNELP, LYNN WILLIAMS, and ARDYCE NELSON shall each, individually pay an administrative fine totaling \$5,128.40 to the Division on or before January 1, 2018. The fine due from each board member Respondent is comprised of a fine for the violations of law totaling \$2,500, plus costs of \$10,513.58 (representing the total amount due for the Division's attorney's fees and costs, divided equally among the four board member Respondents).
2. RESPONDENTS LARRY FITCH, ANTHONY KNELP, LYNN WILLIAMS, and ARDYCE NELSON shall report to the Commission no later than the Commission's March 2018 meeting with the status of their payment of the administrative fine.
3. RESPONDENT board members currently seated or re-elected shall complete 9 hours of board education classes offered by the Division no later than August 30, 2018 and shall verify completion of this education requirement with the Commission.
4. Failure of RESPONDENTS LARRY FITCH, ANTHONY KNELP, LYNN WILLIAMS, and ARDYCE NELSON to satisfy the requirements of this Order will result in removal from the Association's board.
5. The Association shall make full restitution to the owners of vehicles improperly towed during the August 2014 resurfacing project, and shall report its progress to the Commission no later than the Commission's March 2018 meeting.

**EFFECTIVE DATE OF THIS ORDER: SEPTEMBER 19, 2017**

VISTANA CONDOMINIUM OWNERS ASSOCIATION

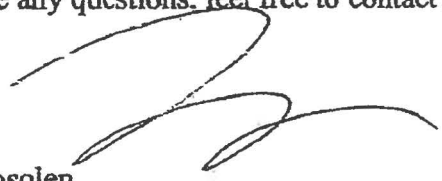
September 20, 2011

Page 1

**PAYMENT DUE DATE: JANUARY 1, 2012**  
**EDUCATION DUE DATE: AUGUST 30, 2012**

If you have any questions, feel free to contact me at (702) 486-4606, or [rosolen@red.nv.gov](mailto:rosolen@red.nv.gov).

Sincerely,



Claudia Rosolen  
Commission Coordinator

cc: Michelle Briggs, Senior Deputy Attorney General