



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

OMBUDSMAN'S OFFICE

REPORTING PERIOD JULY 1, 2022 - APRIL 30, 2023

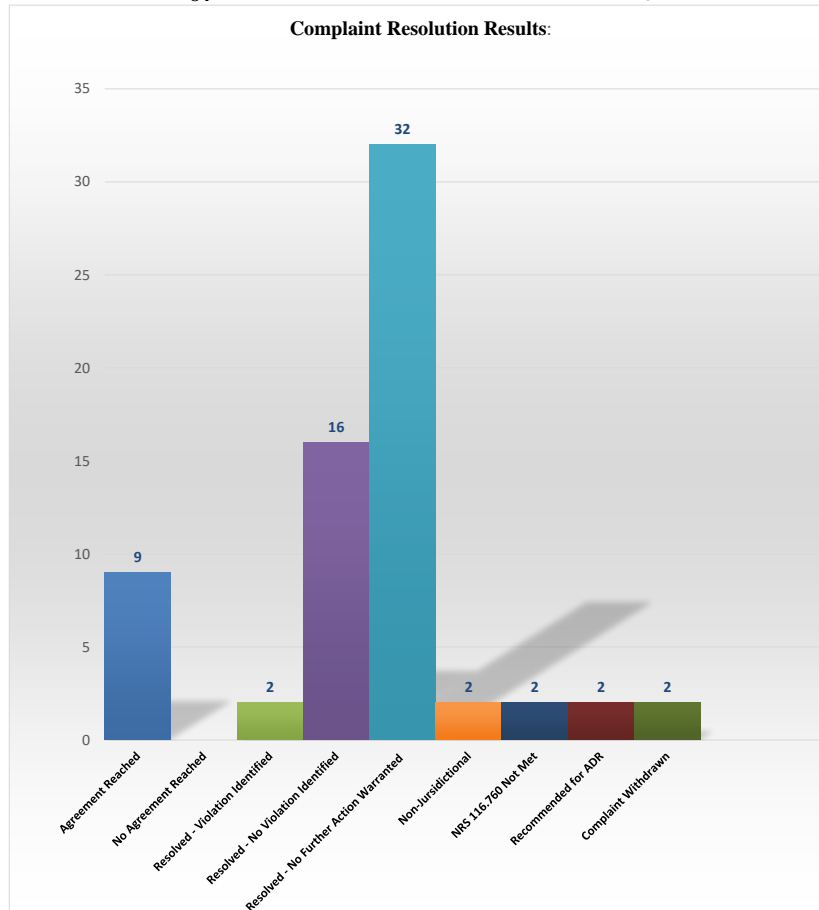
FISCAL YEAR 23

Ombudsman Assistance Report

Report Date: 07/01/2022-4/30/2023

Complaints Received
84

Complaints Resolved
67



North

TOP 5 ALLEGATIONS

1. NRS 116.3103
2. NRS 116.31034
3. NRS 116.31083
4. NRS 116.31086
5. NRS 116.31175

South

TOP 5 ALLEGATIONS

1. NRS 116.3103
2. NRS 116.31065
3. NRS 116.3108
4. NRS 116.31183
5. NRS 116.31184

AA3 Assistance

WALK-IN: 189

INFO PHONE CALL: 270

ASSISTED PHONE CALL: 18

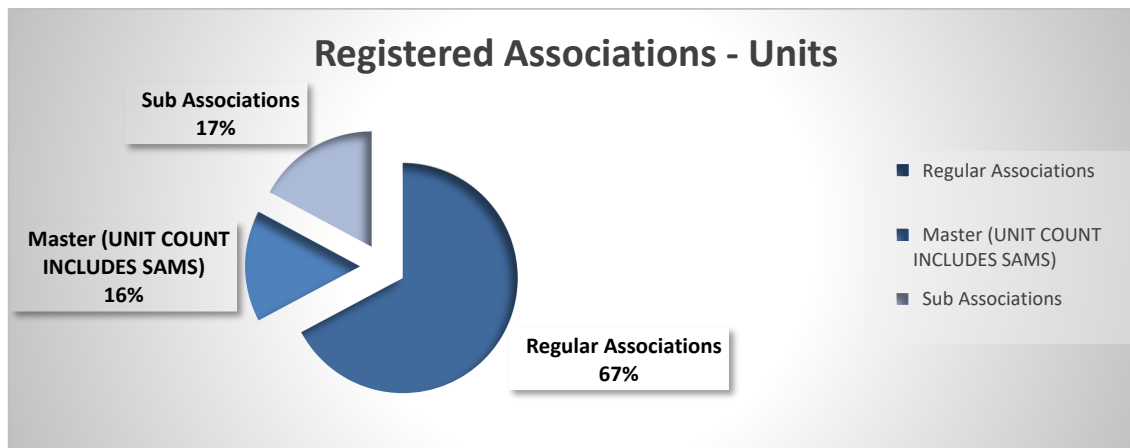
AC = 66 / INC = 9 / O = 18 / SRC = 325 = / 350 = 32

Number of Ombudsman Referral to Compliance - 40
 Number of Resolution Specialist Recommendation for Consideration to Compliance - 12
 Number of Resolution Conferences Held - 35

Homeowner Association Registration

HOA Types	Number of Associations	Number of Units
Regular Associations	2,795	402,513
Master (UNIT COUNT INCLUDES SAMS)	109	93,618
Sub Associations	713	102,765
Hotel Associations	10	6,328
Total	<u>3,627</u>	<u>605,224</u>

*SAM = uses same board as master



Nevada Associations by County

	Carson City	Churchill	Clark	Douglas	Elko	Humboldt	Lyon	Nye	Storey	Washoe	Grand Total
CONDOMINIUMS	5		437	24	3		-	2		202	673
CONDO/HOTEL			9							1	10
COOP			4						1	3	8
PLANNED COMMUNITY - CONDO/TH			7							1	8
PLANNED COMMUNITY - DUPLEX	3		24	1						6	34
PLANNED COMMUNITY - M/H			12		1			3		1	17
PLANNED COMMUNITY - SFD	26	1	2,120	35	6	-	12	7	2	261	2,470
PLANNED COMMUNITY - SFD/CONDO			14	1						4	19
PLANNED COMMUNITY - SFD/CONDO/TH			11							2	13
PLANNED COMMUNITY - SFD/MH			1	1						1	3
PLANNED COMMUNITY - SFD/TH			23	2	1					4	30
PLANNED COMMUNITY - SFD/TH/MH			1							-	1
PLANNED COMMUNITY - TWNHSE	11	-	257	15	3	-				55	341
TOTAL	45	1	2,920	79	14	-	12	12	3	541	3,627

KEY

TWNHSE/TH TOWNHOUSE
M/H MANUFACTURED HOUSE
SFD SINGLE-FAMILY DEWELLING

Alternative Dispute Resolution Report

New Claims Initiated	
Initial Claims Filed	133
Southern Filings	103
Northern Filings	30

Responses Received	
Responses Received	112
Number of Total Filings	245
Filing Fees Received	\$12,000.00

Mediation Requests	
Requests for Mediation	193

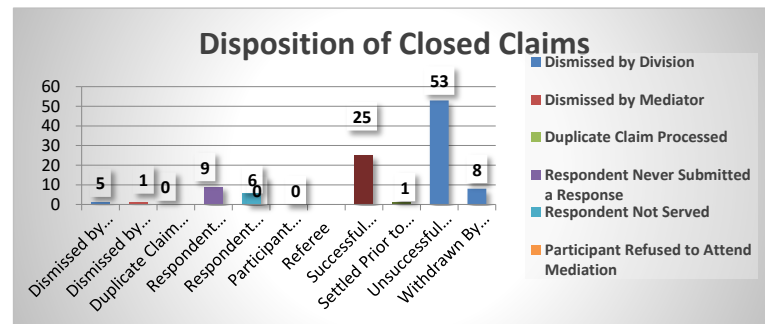
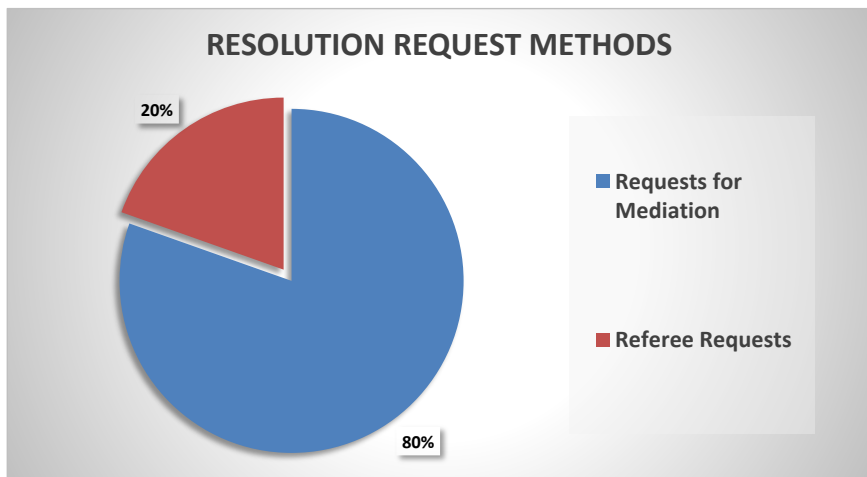
Referee Requests	
Referee Requests	47

Assigned Claims	
Mediation Assignments	97
Referee Assignments	1

Closed Claims - Southern Nevada	
Disposition of Closed Claims	104
Dismissed by Division	1
Dismissed by Mediator	1
Duplicate Claim Processed	0
Respondent Never Submitted a Response	9
Respondent Not Served	6
Participant Refused to Attend Mediation	0
Referee	0
Successful Mediation - Agreement Reached	25
Settled Prior to Mediation	1
Unsuccessful Mediation - No Agreement	53
Withdrawn By Claimant	8

Closed Claims - Northern Nevada	
Disposition of Claims Closed	43
Dismissed by Division	5
Dismissed by Mediator	0
Duplicate Claim Processed	0
Respondent Never Submitted a Response	8
Respondent Not Served	4
Participant Refused to Attend Mediation	0
Referee	1
Successful Mediation - Agreement Reached	9
Settled Prior to Mediation	1
Unsuccessful Mediation - No Agreement	13
Withdrawn By Claimant	2

Subsidy	
Applications Received	165
Invoices Approved for Payment	86
Invoices Paid	\$32,584.25



Apr-23

YTD

FY 23

EDUCATION OFFICER

TOTAL ACTIVE CE COURSES	142
Newly Approved Courses	24
Renewed Courses	64
Course Offerings*	126
Audits Conducted by Division	0
Educational Materials Created/Published on Website**	1

TRAINING OFFICER

Training Topics Available on Website	22
Website Views (CIC pages)	9,312
TRAININGS PROVIDED	31
On-site (via Microsoft Teams)	30
Off-site (via Microsoft Teams upon request)	1
Reno/Carson City	0
Henderson	0
Las Vegas	0
North Las Vegas	0
ATTENDEES	555

*Courses can be presented more than once. Division applies credits to each licensed attendee and tracks course evaluations.

**Newsletters, flowcharts, handouts, brochures, manuals, FAQs, slide shows, guidance, etc.

***The Education department has been vacant as of December 2022. Limited data is available until further notice.

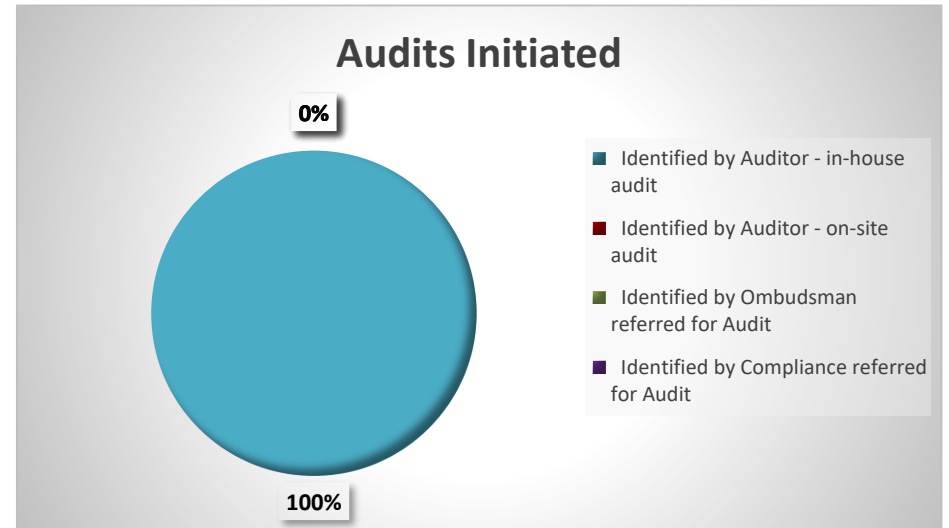
Auditor Report

FY23 & Carryover from FY 22		<u>3</u>
<u>Audits Initiated</u>		
Identified by Auditor - in-house audit		22
Identified by Auditor - on-site audit		0
Identified by Ombudsman referred for Audit		0
Identified by Compliance referred for Audit		0
<u>Total Audits Initiated</u>		<u>25</u>

* Includes carryover audits included from previous year

<u>Disposition of Audits</u>	
Completed audits - compliance gained by Auditor	3
Completed audits referred to Compliance	15
<u>Total Audits Completed*</u>	<u>18</u>

<u>Special Projects</u>	
Financial Review - Association	1
Special Projects - Other	2
<u>Total Special Projects</u>	<u>3</u>



The Auditor analyzes association information submitted on forms submitted to the Division, determines areas of deficiency and subsequently engages the association in an audit. However, an audit may be initiated at the request of the Ombudsman, administrative staff, or investigator. The audit includes a review and analysis of the association’s governing documents, financial records, and other records requested, to identify areas of non-compliance. In addition to association audits, the Auditor may also assist the Ombudsman or Compliance section with association financial statement reviews and recommendations based on financial reviews on an as-needed basis.



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

OMBUDSMAN'S OFFICE - CIC COMPLIANCE/AUDIT SECTION

REPORTING PERIOD JULY 1, 2022 - APRIL 30, 2023

FISCAL YEAR 23

INTERVENTION AFFIDAVIT

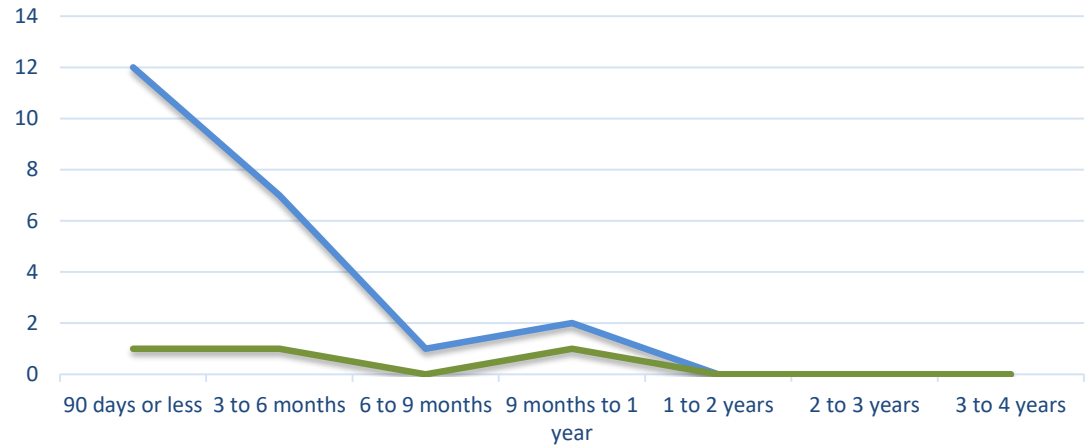
Cases	South	North
Cases Opened YTD	79	14
Total # of Active Cases	22	3
Total # of Cases Closed YTD	79	14

Aging Report - Active	South	North
90 days or less	12	1
3 to 6 months	7	1
6 to 9 months	1	0
9 months to 1 year	2	1
1 to 2 years	0	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	22	3

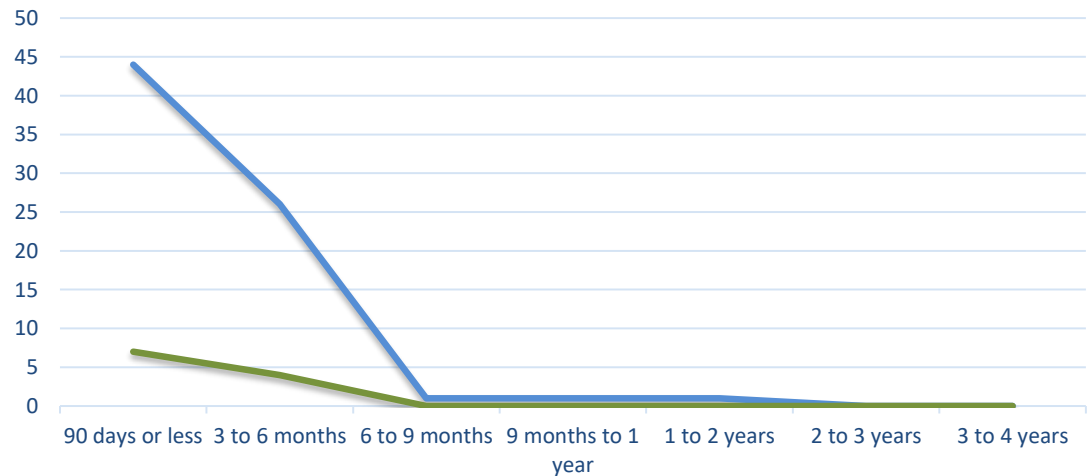
Aging Report - Closed	South	North
90 days or less	44	7
3 to 6 months	26	4
6 to 9 months	1	0
9 months to 1 year	1	0
1 to 2 years	1	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	73	11

Cases

Aging Report - Active



Aging Report - Closed



INTERVENTION AFFIDAVIT DEMOGRAPHICS

Active Cases South	
LAS VEGAS	16
HENDERSON	3
MESQUITE	0
N LAS VEGAS	2
PAHRUMP	1
BOULDER	0
STATELINE	0
Total	22

Active Cases North	
RENO	1
CARSON CITY	1
SPARKS	0
Gardnerville	1
Total	3

Closed Cases South	
N. LAS VEGAS	4
LAS VEGAS	56
HENDERSON	5
BOULDER	3
PAHRUMP	3
MESQUITE	1
STATELINE	1
Total	73

Closed Cases North	
RENO	8
SPARKS	1
Carson City	2
Total	11

INTRV2 Closed Case Outcomes	Count of Local
North	11
INTRV2 CLOSED - PENDING INTRV3/CCIC HEARING	
INTRV2 CLOSED - UNSUBSTANTIATED ALLEGATIONS	3
INTRV2 CLOSED - CONSOLIDATED	
INTRV2 CLOSED - NO VIOLATION	2
INTRV2 CLOSED - LETTER OF INSTRUCTION	4
INTRV2 CLOSED - NONJURSDICTIONAL AFTER ASSIGNMENT	
INTRV2 CLOSED - DIVISION RESOLVED ALLEGATIONS	1
INTRV2 CLOSED - CDL ISSUED	1
South	72
INTRV2 CLOSED - DUPLICATE CASE/RESOLVED ISSUES	2
INTRV2 CLOSED - UNSUBSTANTIATED ALLEGATIONS	26
INTRV2 CLOSED - PENDING INTRV3/CCIC HEARING	3
INTRV2 CLOSED - NO VIOLATION	8
INTRV2 CLOSED - PENDING CASE FILE FOR LEGAL	
INTRV2 CLOSED - CDL ISSUED	3
INTRV2 CLOSED - CONSOLIDATED	3
INTRV2 CLOSED - LETTER OF INSTRUCTION	

INTRV2 CLOSED - LETTER OF INSTRUCTION	19
INTRV2 CLOSED - DIVISION TERMINATED INVESTIGATION	3
INTRV2 CLOSED - DIVISION RESOLVED ALLEGATIONS	5
INTRV2 CLOSED - NONJURISDICTIONAL	
GRAND TOTAL	83

INTRV2 Alleged Issues	Alleged	North	South
APPR - 2. USAPAP VIOLATIONS	0	0	0
HOA GOV DOCS - BYLAWS	6	1	5
HOA GOV DOCS - DAMAGE TO OWNER'S UNIT	1	0	1
HOA GOV DOCS - NON-COMPLIANCE OF GOV DOCS	0	0	0
HOA GOV DOCS - OTHER GOV DOCS NOT LISTED	3	0	3
HOA GOV DOCS - NRS 116 NOT LISTED	3	0	3
HOA GOV DOCS - RULES & REGULATIONS	1	0	1
NAC116.385 - EXECUTIVE BOARD: SUBMISSION TO DIVISION OF CONTACT INFORMATION FOR MEMBERS	0	0	0
NAC 116A.345 - PROHIBITED ACTS	1	0	1
NAC 116A.355 - GROUNDS FOR DISC ACTION; UNPROF CONDUCT	0	0	0
NAC116.0433 FINANCIAL RECORDS	1	1	0
NAC116.405 - MEMBERS OF EXEC. BOARD/PROHIBITED ACTION	29	4	25
NAC116.410 - ADOPTION BY REFERNCE OF REPORTING PRINCIPLES & PRACTIVS OF FINANCIAL ACCOUNTING	1	0	1
NAC 116.415 - CONTENT OF BUDGET TO MAINTAIN RESERVE	7	1	6
NAC 116.425 - RESERVE STUDY; CONTENT	1	0	1
NAC 116.435 - RESERVE STUDY; DISSEMINATION OF SUMMARY OF RESULTS	8	2	6
NAC 116.445 - ANNUAL FEE REQUIRED, CERTAIN ASSN FOR DEPOSIT IN ACCOUNT FOR CICCH	0	0	0
NAC 116.451 - PREPARATION, CONTENTS AND DISTRIBUTION OF INTERIM FINANCIAL STATEMENT	3	1	2
NAC 116.453 - PRESENTATION & CONTENTS OF INTERIM FINANCIAL STATEMENTS SUBJECT TO AUDIT AND REVIEW	2	1	1
NAC 116.457 - PREP, CONTENTS, AND AVAIL OF AUDITED FIN STATEMENTS; QUALS OF AUDITOR	9	3	6
NAC 116.465 - FEE FOR PREP/CERTIFICATE FOR RESALE OF UNIT	0	0	0
NAC 116.480 - RESTRICTION ON AND STETEMENTS BY MEMBERS OF THE EXECUTIVE BOARDS AND OFFICERS OF ASSC	0	0	0
NRS 116.089 - SPECIAL DECLARANT'S RIGHTS DEFINED	0	0	0
NRS 116.1113 - OBLIGATION OF GOOD FAITH	0	0	0
NRS 116.3101 - HOA / ORGANIZATION	7	2	5
NRS 116.3102 - HOA / POWERS	1	0	1
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	32	4	28
NRS 116-31031 - EXECUTIVE BOARD/IMPOSE FINES	7	2	5
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT./SECURITY INTEREST	1	0	1
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	18	1	17
NRS 116.31035 - PUBLICATIONS REQUIREMENT; LIMITATIONS	1	0	1
NRS 31036 - EXECUTIVE BOARD MEMBER REMOVAL	1	0	1

NRS 116.31038 - DECLARANT / DELIVERY TO HOA OF PROPERTY HELD	0	0	0
NRS 116.31065 - RULES	1	0	1
NRS 116.31068 - NOTICE TO UNIT OWNERS	1	0	1
NRS 116.3107 - CIC/UPKEEP	2	0	2
NRS 116.3108 - UNITS' OWNERS/ MEETINGS	8	2	6
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	15	3	12
NRS 116.31084 - VOTING MY MEMBER OF EXECUTIVE BOARD; DISCLOSURES; ABSTENTION FROM VOTING ON CERTAIN	2	0	2
NRS 116.31085 - UNITS' OWNERS / RIGHT TO SPEAK AT CERTAIN MEETINGS	6	1	5
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETING OF EXECUTIVE	9	3	6
NRS 116.31087 - UNITS' OWNERS / RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	8	1	7
NRS 116.31088 - MEETINGS REGARDING CIVIL ACTION ; RIGHTS TO REQUEST DISMISSAL OF CIVIL ACTION	0	0	0
NRS 116.3109 - QUOROM	4	0	4
NRS 116.31107- VOTING BY UNITS' OWNERS; PROHIBITED ACTS; PENALTY	1	0	1
NRS 116.31125 - HOA / CERTAIN ACTIONS PROHIBITED	0	0	0
NRS 116.3111 - TORT & CONTRACT LIABILITY	1	0	1
NRS 116.3113 - INSURANCE /GENERAL REQUIREMENTS	4	0	4
NRS 116.31133 - INSURANCE / POLICIES	1	0	1
NRS 116.31135 - INSURANCE / REPAIR OR REPLACEMENT OF DAMAGED OR DESTROYED PORTION OF COMMON ELEME	1	0	1
NRS 116.311395 FUNDS DEPOSITED IN FDIC INSURED INSTITUTION	1	1	0
NRS 116.3114 - SURPLUS FUNDS	0	0	0
NRS 116.31142 - PREPARATION & PRESENTATION OF FINANCIAL STATEMENTS	2	0	2
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	11	3	8
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	15	2	13
NRS 116.31151 - UNITS' OWNERS/ANNUAL DISTRIBUTION	9	1	8
NRS 116.31152 - STUDY OF RESERVE	20	3	17
NRS 116.31153 - WITHDRAWALS/SIGNATURES REQUIRED	16	2	14
NRS 116.31155 - HOA/FEES IMPOSED FOR ADMIN FEES & PENALTIES	9	1	8
NRS 116.31158 - HOA / REGISTRATION W/ OMB	11	1	10
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	14	4	10
NRS 116.3118 - UNITS' OWNERS RIGHTS/MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RESALE OF UNIT	4	1	3
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	10	1	9
NRS 116.31184 - THREATS & HARASSMENT	5	2	3
NRS 116.31185 - PROHIBITION/CERTAIN PERSONNEL SOLICITING OR ACCEPTING COMPENSATION	4	1	3
NRS 116.4109 - RESALE OF UNITS	7	0	7
NRS 116A.400- PROHIBITED FROM ACTING AS COMMUNITY MANAGER WITHOUT CERTIFICATE	0	0	3
NRS 116A.620 - MGMT AGREEMENT; INSURANCE; CHANGES; TERMINATION	7	0	7
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	17	4	13
NRS 116A.640-CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	9	1	8

NRS 116B.605 - STUDY OF THE RESERVES FOR COMMON ELEMENTS	0	0	0
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INTRV2 Found Issues	Found	North	South
UNKNOWN	0	0	0
NAC 116A.355 - GROUNDS FOR DISC ACTION; UNPROF CONDUCT	0	0	0
NAC116.405 - MEMBERS OF EXECUTIVE BOARD/PROHIBITED ACTION	6	1	5
NAC116.425 - RESERVE STUDY; CONTENT	0	0	0
NAC116.451 - PREPARATION, CONTENTS AND DISTRIBUTION OF INTERIM FINANCIAL STATEMENT	0	0	0
NRS 116.3101 - HOA / ORGANIZATION	1	0	1
NRS 116.3102 - HOA POWERS	0	0	0
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	3	1	2
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	1	0	1
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT./SECURITY INTEREST	0	0	0
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	4	0	4
NRS 116.3106 - EXECUTIVE BOARD MEMBER REMOVAL	0	0	0
NRS 116.3106 - DELEGATES OR REPRESENTATIVES/VOTING	0	0	0
NRS 116.3106 - BYLAWS	0	0	0
NRS 116.31068 - NOTICE TO UNIT OWNERS	1	0	1
NRS 116.3108 - UNITS' OWNERS/ MEETINGS	1	0	1
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	3	1	2
NRS 116.31085 - UNIT'S OWNERS/RIGHT TO SPEAK AT CERTAIN MEETINGS	1	0	1
NRS 116.3109 - QUOROM	1	0	1
NRS 116. 3113 - INSURANCE/ GENERAL REQUIREMENTS	1	0	1
NRS 116.31138 INSURANCE/VARIANCE OR WAIVER RESTRICTED TO NONRES USE	1	0	1
NRS 116.311395 - FUNDS DEPOSITED IN FDIC INSURED INSTITUTION	0	0	0
NRS 116.31142 - PREPARATION & PRESENTATION OF FINANCIAL STATEMENTS	0	0	0
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	1	0	1
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	1	0	1
NRS 116.31151 - UNITS' OWNERS/ANNUAL DISTRIBUTION	0	0	0
NRS 116.31152 - STUDY OF RESERVE	5	1	4
NRS 116.31153 - WITHDRAWALS/SIGNATURES REQUIRED	4	0	4
NRS 116.31155 - HOA/FEES IMPOSED FOR ADMIN FEES & PENALTIES	3	0	3
NRS 116.31158 - HOA / REGISTRATION W/ OMB	1	0	1
NRS 116.3116 - LIENS/ASSESSMENTS AGAINST UNITS	0	0	0
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	6	2	4
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR RESALE OF UNIT	1	0	1

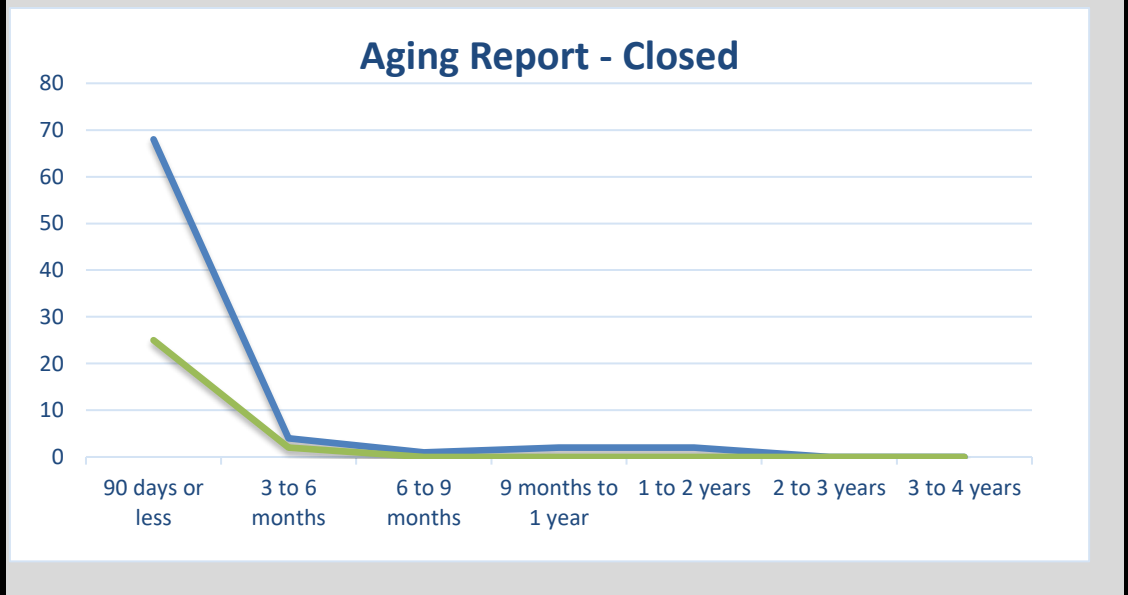
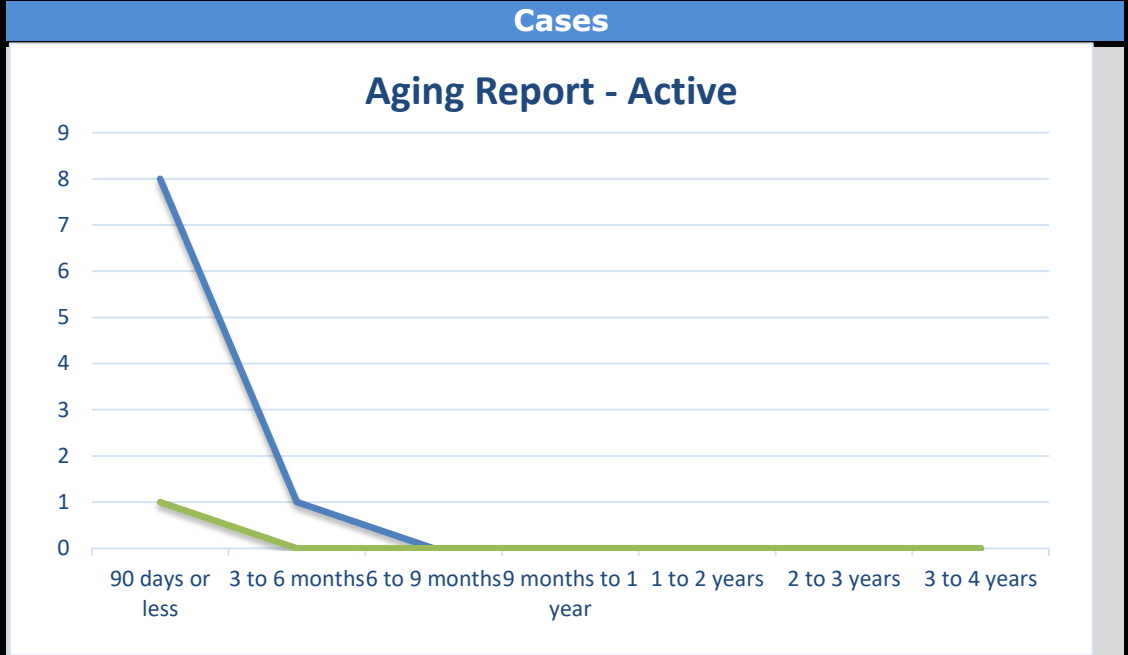
NRS 116.4109 - RESALE OF UNITS	0	0	0
HOA COMPL- OTHER CHAPTER 116 ISSUES NOT LISTED	0	0	2
HOA GOV DOCS - OTHER GOV DOCS NOT LISTED	1	0	1
INTRV2 - DUPLICATE CASE FILED/RESOLVED ISSUES	2	0	2
INTRV2 - NO VIOLATION	10	1	9
INTRV2 - NON JURISDICTIONAL	1	1	0
INTRV2 - RECOMMENDATION FOR ADR ARBITRATION AGREEMENT	2	1	1
INTRV2 - RECOMMENDATION FOR HEARING CIC	1	0	1
INTRV2 - CONSOLIDATED WITH CICC CASES	3	0	3
INTRV2 - UNSUBSTANTIATED	28	4	24
INTRV2- RESOLVED PRIOR 2 COMPLETE INVESTIGATION	1	0	1
INTRV2 - DIVISION RESOLVED ALLEGATIONS	4	1	3
INTRV2 - DIVISION TERMINATED INVESTIGATION	3	0	3
INTRV2 - CDL ISSUED	3	1	2
INTRV2 - LETTER OF INSTRUCTION	17	2	15

Statement of Fact

Cases	South	North
Cases Opened YTD	78	27
Total # of Active Cases	9	1
Total # of Cases Closed YTD	77	27

Aging Report - Active	South	North
90 days or less	8	1
3 to 6 months	1	0
6 to 9 months	0	0
9 months to 1 year	0	0
1 to 2 years	0	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	9	1

Aging Report - Closed	South	North
90 days or less	68	25
3 to 6 months	4	2
6 to 9 months	1	0
9 months to 1 year	2	0
1 to 2 years	2	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	77	27



STATEMENT OF FACT DEMOGRAPHICS

Active Cases South	
Henderson	1
Boulder City	0
Las Vegas	4
North Las Vegas	1
Pahrump	3
Laughlin	0
Total	9

Active Cases North	
Reno	1
Carson City	0
Sparks	0
Zephyr Cove	0
Total	1

Closed Cases South	
Henderson	10
Las Vegas	57
Pahrump	2
Boulder City	1
N. Las Vegas	5
Laughlin	2
Total	77

Closed Cases North	
Reno	15
Incline Village	3
Carson City	3
Sparks	5
Verdi	1
Total	27

HOA 116 Closed Case Outcomes	Count of Local
North	27
HOA COMPL - CLOSED AT CLAIMANT'S REQUEST	7
HOA COMPL - CLOSED NONJURISDICTIONAL	4
HOA COMPL CLOSED - DUPLICATE CASE	2
HOA COMPL - NO VIOLATION	6
HOA COMPL - CLOSED LETTER OF VIOLATION	1
HOA COMPL - CLOSED UNSUBSTANTIATED ALLEGATIONS	7
South	77
HOA COMPL CLOSED - UNSUBSTANTIATED ALLEGATIONS	36
HOA COMPL CLOSED - PENDING INTRV3/CCIC HEARING	2
HOA COMPL CLOSED - PENDING CASE FILE FOR LEGAL	1
HOA COMPL CLOSED - LETTER OF INSTRUCTION	2
HOA COMPL - CLOSED LETTER OF VIOLATION	1
HOA COMPL CLOSED - NONJURISDICTIONAL	13
HOA COMPL - CLOSED - PREVIOUSLY RESOLVED	1
HOA COMPL - CLOSED SHRED INCOMPLETE SOF OR CORRESPOND.	1
HOA COMPL CLOSED AT CLAIMANT'S REQUEST	3
HOA COMPL CLOSED - ADMIN FINE/EDUCATION	1
HOA COMPL - CLOSED W/ ANOTHER CASE AT CICCH	2

HOA COMPL - CLOSED NO VIOLATION	9
HOA COMPL - CLOSED DIVISION TERMINATED INVESTIGATION	4
HOA COMPL CLOSED - DUPLICATE CASE	2
HOA COMPL CLOSED BEFORE COMPLETION OF INVESTIGATION	1
HOA COMPL CLOSED - DIVISION RESOLVED ALLEGATIONS	1
Grand Total	104

HOA 116 Alleged Issues	Alleged	North	South
HOA GOV DOCS - DAMAGE TO COMMON ELEMENT	2	0	2
HOA GOV DOCS - DAMAGE TO OWNER'S UNIT	1	0	1
HOA GOV DOCS - NON-ENFORCEMENT OF RULES, REGS & GOV DOCS	0	0	0
HOA GOV DOCS - NON COMPLIANCE OF GOV DOCS	3	0	3
HOA GOV DOCS - RULES & REGULATIONS	2	0	2
HOA 116 - NON JURISDICTIONAL	3	3	0
HOA COMPL - OTHER CHAPTER 116 ISSUES NOT LISTED	16	4	12
HOA GOV DOCS - ARC	0	0	0
HOA GOV DOCS - BYLAWS	1	0	1
HOA GOV DOCS - MAINTENANCE OF COMMON ELEMENT	1	0	1
HOA GOV DOCS - OTHER GOV DOCS ISSUES NOT LISTED	16	2	14
NAC 116.405 - MEMBERS OF EXEC. BOARD/PROHIBITED ACTION	4	1	3
NAC 116.415 - CONTENT OF BUDGET TO MAINTAIN RESERVE	0	0	0
NAC 116.425 - RESERVE STUDY; CONTENT	0	0	0
NAC 116A.335 - OFFICE DISPLAY OF CERTIFICATE	1	1	0
NAC 116A.320 - COMPLIANCE WITH STATUTORY STANDARDS OF PRACTICE	0	0	0
NAC 116A.340 - CHANGE OF NAME/ADDRESS/ANN. OR SUPERVISING CM	0	0	0
NAC 116A.350 - ALLEGATIONS OF MISCONDUCT/ACTION BY ADMINISTRATOR	0	0	0
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	1	0	1
NAC 116A.370 - DISCIPLINARY ACTION BY COMMISSION	0	0	0
NAC 116A..45 - PROHIBITED ACTS	0	0	0
NAC 116.451 - PREPARATION, CONTENTS AND DISTRIBUTION OF INTERIM FINANCIAL STATEMENT	6	5	1
NRS 116.2117 - AMENDMENT OF DECLARATION	0	0	0
NRS 116.017 COMMON ELEMENTS DEFINED	1	0	1
NRS. 116. 2102 - UNIT BOUNDARIES	1	0	1
NRS 116. 2107 - ALLOCATIONS OF ALLOCATED INTEREST	0	0	1
NRS 116. 2108 - LIMITED COMMON ELEMENTS	0	0	1
NRS 116.3101 - HOA/ORGANIZATION	0	0	0
NRS 116.3102 - HOA/POWERS	0	0	0
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	4	1	3
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	1	0	1

NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT./SECURITY INTEREST	0	0	0
NRS 116.31032 - DECLARANT/CONTROL PERIOD	1	1	0
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	6	1	5
NRS 116.31036 - EXECUTIVE BOARD / MEMBER REMOVAL	5	1	4
NRS 116.3105 - CONTRACTS & LEASES/TERMINATION	0	0	0
NRS 116.31065 - RULES	2	0	2
NRS 116.31068- NOTICE TO UNIT OWNERS	1	0	1
NRS 116.3107 - CIC/UPKEEP	4	0	4
NRS. 116.31075 - CIC (RURAL AGRICULTURAL RESIDENTAL)/ MEETINGS	0	0	0
NRS 116.3108 - UNITS' OWNERS/MEETINGS	1	0	1
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	8	2	6
NRS 116.31085 - UNITS' OWNERS/RIGHT TO SPEAK AT CERTAIN MEETINGS	0	0	0
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEE	0	0	0
NRS 116.31087 UNITS' OWNERS/RIGHTS TO HAVE COMPLAINTS PLCD AGNDA	1	0	1
NRS 116.31088 MEETINGS REGARDING CIVIL ACTION; RIGHTS TO REQUEST DISSAL OF CIVIL ACT	1	0	1
NRS 116.3109 - QUOROM	3	0	3
NRS 116.311 - UNITS' OWNERS/VOTING	0	0	0
NRS 116.31107 - VOTING BY UNITS' OWNERS; PROHIBITED ACTS; PENALTY	0	0	0
NRS 116.31125 - HOA/CERTAIN ACTIONS PROHIBITED	0	0	0
NRS 116.3113 - INSURANCE /GENERAL REQUIREMENTS	2	0	2
NRS 116.31135 - INSURANCE /REPAIR OR REPLACEMENT OF DAMAGED OR DESTROYED PORTION C	2	0	2
NRS 116.311395 - FUNDS DEPOSITED IN FDIC INSURED INSTITUTION	1	0	1
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	0	0	0
NRS 116.31152 - STUDY OF RESERVE	1	1	0
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	0	0	0
NRS 116.31155 - HOA/FEES IMPOSED FOR ADMINISTRATIVE FEES & PENALTIES	0	0	0
NRS 116.31158 - HOA/REGISTRATION W/OMB	0	0	0
NRS 116.3116 - LIENS / ASSESSMENTS AGAINST UNITS	0	0	0
NRS 116.31162 - FORECLOSURE OF LIENS/NOTICE OF DELINQUENT ASSESSMENT MAILING	1	0	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	26	11	15
NRS 116.31177 - HOA CERTAIN FINANCIAL RECORDS/MAINTENANCE & AVAILABILITY	0	0	0
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED	2	1	1
NRS 116.31183 RETALIATORY ACTION PROHIBITED	2	0	2
NRS 116.31184 - THREATS & HARASSMENT	4	0	4
NRS 116.330 - RIGHT TO INSTALL/MAIN. DROUGHT TOLERANT LANDSCAPE	0	0	0
NRS 116.345 - ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACTION	0	0	0
NRS 116.350 - LIMITATIONS REGARDING REGS OF CERTAIN ROADS; PERMISSIBLE REGS. OF PARKI	0	0	0
NRS 116.4109 - RESALE OF UNITS	1	0	1

NRS 116.4117 VIOLATIONS ON RIGHTS OF ACTION; CIVIL ACTION/FAILURE	0	0	0
NRS 116A.200 - ADMIN OF CHAPTER; REG. OF COMMISSION AND RE ADMIN; DELEGATION OF AUTH	0	0	0
NRS 116A.400 - PROHIBITED FROM ACTING AS CAM W/O A CERTIFICATE	1	0	1
NRS116A.410 - CERTIFICATE ISSUES; TEMP. CERTIFICATE; BONDS; FEES	0	0	0
NRS 116A.610 - CM TO DISCLOSE INFO. BEFORE MGMT. CONTRACT	1	0	1
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	2	0	2
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	12	0	12
NRS 116A.640-CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	1	0	1
NRS116B.6200 FEES FOR ADMINISTERING OFFICE OF OMB	1	1	0
NRS116B.630 LIENS AGAINST UNIT FOR ASSESSMENTS	0	0	0

Found Issues	Found	North	South
UNKNOWN	0	0	0
HOA 116 - NON JURISDICTIONAL	13	3	10
HOA 116 - UNSUBSTANTIATED	41	7	34
HOA COMPL - CLOSED ADMIN. SANCTION	0	0	0
HOA COMPL - CLOSED AT CLAIMANT'S REQUEST	7	6	1
HOA COMPL - CLOSED BEFORE COMPLETION OF INVESTIGATION	1	0	1
HOA COMPL - CLOSED DIVISION RESOLVED ALLEGATIONS	1	0	1
HOA COMPL - CLOSED DIVISION TERMINATED INVESTIGATION	4	0	4
HOA COMPL - CLOSED DUPLICATE CASE	4	1	3
HOA COMPL - CLOSED SHRED INCOMPLETE SOF OR CORRESPOND.	1	0	1
HOA COMPL - CLOSED LETTER OF INSTRUCTION	3	1	2
HOA COMPL - CLOSED W/ANOTHER CASE AT CICCH	2	0	2
HOA 116 - CLOSED NO VIOLATION	17	7	10
NAC 116A.140 - RENEWAL OF CERTIFICATE	0	0	0
NAC116A.165 - SUPVSNQ COMMUNITY MANAGERS QUALS & RESPONSIBILITIES	0	0	0
NAC 116A.350 - ALLEGATIONS OF MISCONDUCT BY ADMINISTRATOR	0	0	0
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL CONDUCT	0	0	0
NAC 116.385 - EXECUTIVE BOARD; SUBMISSION TO DIVISION OF CONTACT INFORMATION FOR MEM	0	0	0
NRS 116.31068 NOTICE TO UNIT OWNERS	1	0	1
NRS 116.3108 - UNITS' OWNERS / MEETINGS	0	0	0
NRS 116.31083 - EXECUTIVE BOARD/ MEETING	1	0	1
NRS 116.3115 - ASSESSMENTS/COMMON EXPENSES	0	0	0

NRS 116.31153 - WITHDRAWALS/SIGNATURES REQUIRED		0	0	0
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY		0	0	0
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED		0	0	0
NRS 116.335 - ASSOCIATION PROHIBITED FROM REQUIRING UNIT'S OWNER TO OBTAIN APPROVAL		0	0	0
NRS 116.350 - LIMITATIONS REGARDING REGS. OF CERTAIN ROADS; PERMISSIBLE REGS. OF PARK		0	0	0
NRS 116A.410 - CERTIFICATE ISSUED; TEMP. CERTIFICATE; BONDS; FEES		0	0	0
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION		1	1	0
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM		1	0	1
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS		1	0	1