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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.

Sierra Ranchos Property Owners  
Association, Sabrina Brin, Tony Boggs, and  
Greg Mayer,  
Respondents.

Case No. 2018-1663

**FILED**

**JUN 03 2022**

NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

*Kelley Valadez*

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**ORDER**

This matter came on for hearing for a status check before the Commission for Common-Interest Communities and Condominium Hotels, State of Nevada (the "Commission"), during a regular agenda on May 31, 2022 in Las Vegas, Nevada and by video conference. Joy Marvin, William Roth, and Greg DeFehr, board members for Respondent, Sierra Ranchos Property Owners Association (the "Association"), appeared via video conference. Michelle Briggs, Esq., Chief 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").

In 2019, to resolve a disciplinary case, the Association stipulated to this Commission ordering the Association to hire and maintain a community manager and fund its reserves according to a funding plan. The Association is currently self-managed as its most recent community manager resigned. The Association's reserves are underfunded, and the Association does not have a plan to fund its reserves. The Association presented the Commission with its reserve study from 2020 and its financial statements.

After hearing comments from each board member and Division counsel, the

1 Commission found that the Association is in default of the Commission's order filed  
2 September 26, 2019. The Commission ordered as follows.

3 1. Prior to the next Commission meeting, the Association shall:

- 4 a. Hire a community manager.
- 5 b. Have its 2020 reserve study updated with information pertaining to  
6 additional work the Association must perform to adequately maintain the  
7 roads in the community, including compliance with any pending citations  
8 from Washoe County.
- 9 c. Obtain no less than 2 bids from an engineer to define the work necessary to  
10 correct issues with road maintenance and repair.
- 11 d. Notice the homeowners of a meeting to discuss increasing assessments  
12 and/or imposing a special assessment in accordance with the updated reserve  
13 study.

14 2. The Commission's next meeting is currently scheduled for September 13-15, 2022.  
15 At that meeting, the Association's board members shall report to the Commission  
16 regarding their compliance with this Order.

17 Dated: June 2, 2022.

18 Commission for Common-Interest Communities  
19 and Condominium Hotels, Department of Business  
& Industry, State of Nevada

20 By:   
21 Michael Burke, Chairman

22 Submitted by:

23 AARON D. FORD  
24 Attorney General

25 By: /s/ Michelle D. Briggs  
26 Michelle D. Briggs  
27 Chief Deputy Attorney General  
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Attorneys for Real Estate Division