

JOE LOMBARDO
Governor

STATE OF NEVADA



TERRY REYNOLDS
Director

SHARATH CHANDRA
Administrator

CHARVEZ FOGER
Deputy Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

3300 W. Sahara Avenue, Suite 350
Las Vegas, Nevada 89102
(702) 486-4074 Fax (702) 486-4275
E-mail: mgallo@red.nv.gov
www.red.nv.gov

NOTICE & AGENDA OF PUBLIC MEETING

OF THE
NEVADA COMMISSION FOR COMMON-INTEREST COMMUNITIES AND
CONDOMINIUM HOTELS

SEPTEMBER 26-28, 2023

The Nevada Commission for Common-Interest Communities and Condominium Hotels will conduct a meeting **TUESDAY, SEPTEMBER 26, 2023, beginning at 9:00 a.m. and each day thereafter at 9:00 a.m. through THURSDAY, SEPTEMBER 28, 2023, or until the Commission concludes its business at the following location:**

NEVADA STATE BUSINESS CENTER
3300 WEST SAHARA AVENUE
4TH FLOOR, NEVADA ROOM
LAS VEGAS, NEVADA 89102

WITH VIDEO CONFERENCING TO:
DIVISION OF INSURANCE
1818 E. COLLEGE PARKWAY, SUITE 103
CARSON CITY, NEVADA 89706

CE credit will be available to licensees who have pre-registered on the Division's website. In-person seating will be limited based on room capacity. Members of the public can listen to the meeting and participate during the agenda items designated for public comment by video or telephone.

DIAL-IN NUMBER: (844) 621-3956 OR WEBEX.COM

TUESDAY, SEPTEMBER 26, 2023

1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2482 939 6765##
WEBEX.COM MEETING NUMBER: 2482 939 6765 MEETING PASSWORD: bmCw82Q2JMU

WEDNESDAY, SEPTEMBER 27, 2023

1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2492 876 5416##
WEBEX.COM MEETING NUMBER: 2492 876 5416 MEETING PASSWORD: DTcPuvtc266

THURSDAY, SEPTEMBER 28, 2023

1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2486 759 6545##
WEBEX.COM MEETING NUMBER: 2486 759 6545 MEETING PASSWORD: 9sM3gQyg3qq

STACKED AGENDA: Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda by the discretion of the Chair. Items may also be combined for consideration or pulled or removed from the agenda at any time. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted. Pursuant to NRS 241.030 the Commission may conduct a closed meeting to consider the character, allegations of misconduct, professional competence, or physical and mental health of a person.

PUBLIC COMMENT: Public Comment may be limited to three minutes per person at the discretion of the Chair. The Commission may only take action on those items denoted as potential action items. Members of the public may submit written public comment by email to Maria Gallo, Commission Coordinator, at mgallo@red.nv.gov. Emails received prior to 4:00 p.m. on the day before the meeting will be provided to the Commission for review and entered into the record.

NOTICE: Prior to the commencement and conclusion of a contested case or a quasi-judicial proceeding that may affect the due process rights of an individual the Commission may refuse to consider public comment (NRS 233B.126).

1) COMMISSION/DIVISION BUSINESS:

- A) Call to order; introduction of Commissioners in attendance; and establish quorum.
- B) Introduction of Division staff in attendance.

2) PUBLIC COMMENT:

Members of the public are encouraged to address the Commission regarding any matter. However, no action may be taken on a matter. No comments may be made regarding a matter that is or may be the subject of a formal complaint before the Commission. Comment may not be limited based on viewpoint. Persons who desire to submit written testimony should submit it to the Commission Coordinator.

Anyone participating over the phone that wishes to provide public comment should press *3 on your phone to raise your hand and hosting staff will recognize that you would like to give public comment, or you can press *6 to unmute yourself and state your name.

If you are attending by video, click on the raise hand emoji to indicate that you would like to give public comment and hosting staff will recognize you or you can unmute yourself and state your name. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

3) COMMISSION/DIVISION BUSINESS:

- A) Discussion regarding Administrator's report.
- B) Discussion regarding Ombudsman's summary report.
- C) Discussion regarding CIC Compliance caseload report and summary.
- D) Discussion regarding licensee and board member discipline report.
- E) Discussion regarding Commissioners' speaking engagement requests.
- F) Discussion regarding the State of Nevada Controller's Office debt collection process for fines issued by the Commission.
- G) For possible action: Discussion and decision to approve minutes of the June 13, 2023, Commission meeting.
- H) For possible action: Discussion, nomination, and election of officers for FY '24 pursuant to NRS 116.610.

4) **DISCIPLINARY ACTION: HEARINGS AND POSSIBLE ACTION BY THE COMMISSION:**

A) NRED v. Monterey Grand Manor Owners Association, Dale Milligan, Susan Moore, Richard Jagodzinski, and Saturday Aisuan, for possible action

Case No. 2021-1049

Type of Respondent: Board Members

B) NRED v Sierra Ranchos Property Owners Association, for possible action

Case No. 2018-1663

Type of Respondents: Board Members

C) NRED v. Sapphire Springs Homeowners Association, for possible action

Case No. 2023-404

Type of Respondent: Homeowners Association

D) NRED v. Casa Rosa Homeowners Association, Sheila Matherly, for possible action

Case No. 2023-204

Type of Respondent: Board Member

E) NRED v. Jose Estrada, for possible action

Case No. 2022-651

Type of Respondent: Board Member

F) NRED v. Diana D. Stegeman, for possible action

Case No. 2022-756

Type of Respondent: Community Association Manager

License No.: CAM.0009065 (Suspended)

G) NRED v. Diana D. Stegeman, for possible action

Case 2023-57

Type of Respondent: Community Association Manager

License No.: CAM.0009065 (Suspended)

H) NRED v. Diana D. Stegeman, for possible action

Case No. 2023-180

Type of Respondent: Community Association Manager

License No.: CAM.0009065 (Suspended)

I) NRED v. Diana D. Stegeman, for possible action

Case No. 2023-192

Type of Respondent: Community Association Manager

License No.: CAM.0009065 (Suspended)

J) NRED v. Diana D. Stegeman, for possible action

Case No. 2023-450

Type of Respondent: Community Association Manager

License No: CAM.0009065 (Suspended)

K) NRED v. Keith Dempsey, for possible action
Case No. 2023-552
Type of Respondent: Board Member

5) **FOR POSSIBLE ACTION: DISCUSSION AND DECISION REGARDING LICENSE DENIAL APPEAL PURSUANT TO NAC 116.140**

Ann Neavill II, for possible action

File No. S-LDA-23-002

Note: Pursuant to NRS 241.030(1), The Nevada Commission for Common -Interest Communities and Condominium Hotels may conduct a closed meeting to consider the character, allegation of misconduct, professional competence, or physical and mental health of a person.

1. Discussion in closed session
2. Discussion and possible action in open session

6) **FOR POSSIBLE ACTION: FOR DISCUSSION AND DECISION ON DATE, TIME, PLACE, AND AGENDA ITEMS FOR UPCOMING MEETING(S) INCLUDING SETTING THE MEETING CALENDAR FOR 2024.**

7) **PUBLIC COMMENT:**

Members of the public are encouraged to address the Commission regarding any matter. However, no action may be taken on a matter. No comments may be made regarding a matter that is or may be the subject of a formal complaint before the Commission. Comment may not be limited based on viewpoint. Persons who desire to submit written testimony should submit it to the Commission Coordinator.

Anyone participating over the phone that wishes to provide public comment should press *3 on your phone to raise your hand and hosting staff will recognize that you would like to give public comment, or you can press *6 to unmute yourself and state your name.

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8) **FOR POSSIBLE ACTION: ADJOURNMENT**

THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 8:30 A.M. ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:

Nevada Real Estate Division
1818 E. College Pkwy, Ste. 110
Carson City, Nevada 89706-7986

Nevada State Business Center
3300 W. Sahara Ave.
Las Vegas, Nevada 89102
www.red.nv.gov

Nevada Association of Realtors
760 Margrave Drive, Ste. 200
Reno, Nevada 89502

Sierra Nevada Association of Realtors
300 South Curry Street Ste. 3
Carson City, Nevada 89703

Elko Board of Realtors
557 W. Silver Street, Ste. 201B
Elko, Nevada 89801

Las Vegas Realtors - LVR
6360 S. Rainbow Blvd
Las Vegas, Nevada 89118

Capitol Police
Grant Sawyer Building
555 E. Washington Street
Las Vegas, Nevada 89101

Nevada State Library
100 Stewart Street
Carson City, Nevada 89710

Community Association Institute
Nevada Chapter
9171 W. Flamingo Rd. #100
Las Vegas, Nevada 89147

Reno/Sparks Association of Realtors
5650 Riggins Court, Ste. 200
Reno, Nevada 89502

Nevada Public Notice Website
www.notice.nv.gov

CONTACT FOR SUPPORTING MATERIALS FOR LISTED AGENDA ITEMS:

Maria Gallo
Commission Coordinator
Nevada Real Estate Division
3300 W. Sahara Ave., Suite 350
Las Vegas, Nevada 89102
Phone#: 702-486-4074
Fax#: 702-486-4275
Email: mgallo@red.nv.gov