

1 **BEFORE THE COMMISSION FOR COMMON-INTEREST**
2 **COMMUNITIES AND CONDOMINIUM HOTELS**
 STATE OF NEVADA

3 SHARATH CHANDRA, Administrator,
4 REAL ESTATE DIVISION, DEPARTMENT
5 OF BUSINESS & INDUSTRY,
6 STATE OF NEVADA,

7 Petitioner,

8 vs.

9 DIANA D. STEGEMAN,
10 (CAM.0009065)

11 Respondent.

Case Nos. 2022-756, 2023-57,
2023-180, 2023-192,
and 2023-450

FILED

AUG 14 2023

**NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS**

12 **SUMMARY SUSPENSION OF LICENSE**
13 **PURSUANT TO NRS 233B.127(3)**

14 The Real Estate Division of the Department of Business and Industry, State of
15 Nevada (the "Division"), by and through its counsel, Aaron D. Ford, Attorney General of
16 the State of Nevada, and Christal P. Keegan, Deputy Attorney General, to date have filed
17 five complaints against DIANA D. STEGEMAN ("Respondent"). Complaints continue to
18 be received against the Respondent and numerous cases are under active investigation.
19 The Respondent, by and through her management company, HERITAGE
20 MANAGEMENT GROUP LLC, has impeded requests for financial information advanced
21 by her clients, and the Division, in all five cases filed against her. Despite such
22 impediments, the most recently filed case (2023-192) substantiates the Respondent
23 embezzled funds from her clients. The Respondent's certificate is currently in "active"
24 status under license number CAM.0009065.

25 **FINDINGS**

26 The Commission Chair reviewed the police report in Case No. 2023-192 filed
27 on March 23, 2023, by the Association's President against the Respondent with the
28 Las Vegas Metropolitan Police Department for forging negotiable instruments under

1 NRS 205.090, including the supporting documents demonstrating the forged checks.
2 *CICC001–CICC013*.

3 The Commission Chair also reviewed the bank statements given to the Association’s
4 Board by the Respondent from March 2022 – August 2022, and cross-referenced that with
5 the actual bank statements received from Alliance Association Bank, which demonstrate
6 the bank statements received from the Respondent did not include all checks cleared.
7 (Bank Statements from Respondent *CICC118–CICC130*, Bank Statements from Alliance
8 Bank *CICC131–CICC188*)

9 Further, the Commission Chair reviewed the notarized letter dated March 27, 2023,
10 from the Association’s Board to Alliance Association Bank, with attention to Richard
11 Carranza, which acknowledged Mr. Carranza informed the Board that the Respondent
12 was the only signer on the operating and reserved accounts, and thereby the Board
13 requested the Bank place a stop payment on the account ASAP with further instruction
14 that any checks must be approved and signed, with electronically created signatures not
15 to be accepted.

16 The Commission Chair has reviewed the series of filled complaints against the
17 Respondent, and in their aggregate, acknowledges the magnitude of the matter.

18 Accordingly, the Chairperson on behalf of the Commission finds that the allegations
19 in the police report are credible and substantiated by the bank statements and notarized
20 letter to the bank and constitute sufficient grounds to take emergency action pursuant to
21 NRS 233B.127(3). To protect associations, its board members, and the unit owners, from
22 financial harm while the Respondent’s certificate is active and in connection with
23 providing management to associations, the Chairperson on behalf of the Commission finds
24 that the public health, safety or welfare imperatively require emergency action as
25 authorized by NRS 233B.127(3).

26 **ORDER**

27 It is hereby ordered that, in the interest of public health, safety, and/or welfare,
28 pursuant to NRS 233B.127(3), community manager certificate CAM.0009065, issued to

1 DIANA D. STEGEMAN, is hereby SUSPENDED. This Summary Suspension is effective
2 as of 5:00 p.m. on August 15, 2023, and shall remain in effect until further proceedings are
3 instituted and determined by the Commission as required by NRS 233B.127(3).

4 DATED this 14TH day of August 2023.

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6 COMMISSION FOR COMMON-INTEREST
7 COMMUNITIES AND CONDOMINIUM
8 HOTELS, DEPARTMENT OF BUSINESS
9 AND INDUSTRY, STATE OF NEVADA

10 By: 

11 Michael Burke, Chairman
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