

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

3 **STATE OF NEVADA**

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

8 Petitioner,

9 vs.

10 JAMIE EVANS,  
11 (CAM.0001457-SUPR - REVOKED),

12 Respondent.

Case No. 2024-327

**FILED**

SEP 19 2024

NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

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13 **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

14 This matter came on for hearing before the Commission for Common-Interest  
15 Communities and Condominium Hotels, State of Nevada (the "Commission") during a  
16 regular agenda set on a three-day stack beginning at 9:00 a.m. on September 10, 2024 (the  
17 "Hearing."). Jamie Evans ("RESPONDENT") did not appear in person, through counsel,  
18 or otherwise. Christal P. Keegan, Deputy Attorney General with the Nevada Attorney  
19 General's Office, appeared on behalf of the Real Estate Division of the Department of  
20 Business and Industry, State of Nevada (the "Division").

21 Mrs. Keegan informed the Commission that RESPONDENT was noticed no later  
22 than 30 days prior to the hearings, that the RESPONDENT never filed an Answer as part  
23 of the record in the proceedings, and, accordingly, the Division filed a Notice of Intent to  
24 Default on September 4, 2024.

25 Therefore, the Division proceeded with a default pursuant to NAC 116A.590. The  
26 Division's Commission Coordinator, Maria Gallo, testified regarding proper notice to the  
27 RESPONDENT. The Commission found appropriate service of the notice of the hearing,  
28 the complaint and notice thereof, the notice of documents, and all other efforts taken to  
inform the RESPONDENT of the matter before the Commission.



1           8.     After the hiring of Battle Born and PMI, the Association stopped conducting  
2 meetings, did not have the required Reserve Study or CPA Audits performed, and the  
3 annual budgets were not created. *Exhibit 1, CICC 000025.*

4           9.     The Association's bank statements for January 1, 2020, through April 30,  
5 2023, revealed approximately 480 checks paid to the RESPONDENT totaling \$576,272.51  
6 in Association Operating funds, and \$2,906.52 from the Reserve Account in 2020.  
7 *Exhibit 1, CICC 000037 – CICC 000044.*

8           10.    Furthermore, the Operating account check images for January 1, 2020,  
9 through April 30, 2023, revealed most checks were co-signed by the RESPONDENT.  
10 *Exhibit 1, CICC 000014 – CICC 000016, and CICC 000050.*

11           11.    Additionally, from about July 25, 2022, to April 24, 2023, 99 checks totaling  
12 \$54,400 were paid to the RESPONDENT containing the signature of both the  
13 RESPONDENT and the board member, Ana Nellis, who no longer served on the board nor  
14 owned a home in the community anymore. *Exhibit 2, CICC 002188.*

15           12.    As of April 30, 2023, the Association transferred funds from the Reserve  
16 account to the Operating account, the resulting Reserve balance was only \$703.33.  
17 *Exhibit 1, CICC 000015.*

18           13.    On or before March of 2023, the Association terminated the RESPONDENT.  
19 *Exhibit 2, CICC 002153.*

20           14.    On or about May 1, 2023, Jamie Collins (CAM.0000212-SUPR) with Shelter  
21 Management Group, began management of the Association. *Exhibit 1, CICC 000005.*

22           15.    RESPONDENT provided little to no help with the transition to the  
23 succeeding management company. *Exhibit 2, CICC 002152 – CICC 002153.*

24           16.    Shelter Management Group could only identify about 280 checks payable to  
25 the RESPONDENT, which came to a total of \$300,690.08. *Exhibit 2, CICC 000958.*

26           17.    On or about June 23, 2023, CAM Collins submitted a claim to  
27 the Association's insurance for monies embezzled by the RESPONDENT. *Exhibit 2,*  
28 *CICC 002152.*

1 18. Thereafter, on or about September 18, 2023, a police report was filed against  
2 RESPONDENT with the Las Vegas Metropolitan Police Department for embezzlement.  
3 *Exhibit 2, CICC 001096 – CICC 001097.*

4 19. Accordingly, on or about May 27, 2024, the Division sent the RESPONDENT  
5 a letter informing her it intended to formally file the matter with the Commission for using  
6 in excess of \$300,000 of Association funds for her personal use. *Exhibit 3, CICC 00222 –*  
7 *CICC 002223.*

### 8 CONCLUSIONS OF LAW

9 Based on the foregoing factual findings and the preponderance of the evidence, the  
10 Commission voted, that the following violations of law occurred:

11 20. RESPONDENT violated NRS 116A.620(6) for failing to transfer and/or  
12 reconcile the documents upon her termination to the succeeding community manager.

13 21. RESPONDENT violated NRS 116A.630(1)(a) for failing to act as a fiduciary  
14 to the client when she embezzled funds from the Association.

15 22. RESPONDENT violated NRS 116A.630(1)(b) pursuant to NRS 116A.630(17)  
16 for reporting inaccurate information regarding Association management to the Division.

17 23. RESPONDENT violated NRS 116A.630(6)(b) for practices that led to  
18 extremely low funding in both Reserve and Operating accounts due to severe lack of  
19 internal controls and negligent money handling practices.

20 24. RESPONDENT violated NRS 116A.630(15) for failing to maintain internal  
21 accounting controls.

22 25. RESPONDENT violated NRS 116A.630(9) for failing to make the financial  
23 records of the Association available for inspection by the Division.

24 26. RESPONDENT violated NRS 116A.640(2)(c) for concealing facts and  
25 documents relating to the Association's business.

26 27. RESPONDENT violated NRS 116A.640(5) for cosigning checks, many of  
27 which were to herself, in the years 2020, 2021, 2022, and 2023.

28 . . .



