ĺ		
1	BEFORE THE COMMISSION COMMUNITIES AND CO	
2		
3	STATE OF	NEVADA
4	SHARATH CHANDRA, Administrator, REAL ESTATE DIVISION, DEPARTMENT	Case No. 2024-112
5	OF BUSINESS AND INDÚSTRY, STATE OF NEVADA,	
6	Petitioner,	FILED
7	vs.	SED 10 2021
8		SEP 19 2024
9	MESA VERDE COMMUNITY ASSOCIATION,	NEVADA COMMISSION FOR COMMON INTEREST COMMUNITIES
	(Entity No. E0390302014-7)	AND CONDOMINIUM HOTELS
10	Respondent.	m June Co
11		
12		
13	FINDINGS OF FACT, CONCLU	USIONS OF LAW AND ORDER
14	This matter came on for hearing before	ore 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."). The current Community Assoc	iation Manager ("CAM") Kellea E. Smith

Communities and Condominium Hotels, State of Nevada (the "Commission") during a regular agenda set on a three-day stack beginning at 9:00 a.m. on September 10, 2024 (the "Hearing."). The current Community Association Manager ("CAM") Kellea E. Smith (CAM.0007543-SUPR) of Nevada Community Management, appeared on behalf of Mesa Verde Community Association ("RESPONDENT") with no board members present. Christal P. Keegan, 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").

The CAM did not contest the Division's factual allegations and violations of law in its Complaint filed July 31, 2024. Mrs. Keegan informed the Commission that the RESPONDENT has since satisfactorily demonstrated it has resolved the three (3) member issue by way of its Forms 562 and 623 dated August 7, 2024. Additional information was provided by the CAM regarding the adoption of the outstanding reserve study.

1	FINDINGS OF FACT	
2	Based on a preponderance of the evidence in the record, the documents admitted at	
3	the Hearing, and by stipulation of the parties, the Commission voted, to find all the	
4	following factual allegations were proven:	
5	1. At all times relevant to the Complaint, the RESPONDENT was managed by	
6	Nevada Community Management, by and through its community association manager	
7	(CAM) Amanda Flores (CAM.0008698-SUPR). Exhibit A, CICC 000005.	
8	2. The RESPONDENT'S Annual Registration Form 562 dated July 26, 2022,	
9	technically demonstrated only two executive board members. Exhibit A, CICC 000005.	
10	3. Therefore, on or about February 6, 2024, the Division opened an investigation	
11	against the RESPONDENT. Exhibit A, CICC 000006 - CICC 000008.	
12	4. RESPONDENT'S CAM admitted attempts to get people on the Board failed.	
13	Exhibit B, CICC 000015 – CICC 000018.	
14	5. Yet, the RESPONDENT'S Registration Filing Addendum Form 623	
15	dated April 5, 2024, continued to report only two executive board members. Exhibit A,	
16	CICC 000003.	
17	6. Further, the RESPONDENT'S Annual Registration Form, represented its	
18	site reserve study was conducted on September 14, 2016. Exhibit A, CICC 000005.	
19	7. On or about February 23, 2024, RESPONDENT'S CAM admitted	
20	the Association was past the reserve study required due date. Exhibit B, CICC 000014-	
21	CICC 000015.	
22	8. On or about June 5, 2024, the Division informed the RESPONDENT it would	
23	refer this matter to the Commission. Exhibit A, CICC 000010 - CICC 000011.	
24	CONCLUSIONS OF LAW	
25	Based on the foregoing factual findings and the preponderance of the evidence, the	
26	Commission voted, that all the following violations of law occurred:	
27	9. RESPONDENT violated NRS 116.31034(1) for failing to elect a minimum of	
28	three executive board members.	

1	10. RESPONDENT violated NRS 116.31152(1) by failing to conduct the reserve	
2	study prior to the 5-year expiration date.	
3	ORDER	
4	The Commission, being fully apprised in the premises and good cause appearing,	
5	ORDERS as follows:	
6	1. RESPONDENT shall provide a status report at the December 3-5, 2024	
7	Commission Meeting and verify the reserve study has been completed and adopted;	
8	2. RESPONDENT shall pay the costs of the investigation and the hearing in	
9	the amount of \$2,005.45 which are actual, reasonable, and necessary within thirty (30)	
10	days of entry of Order;	
11	3. If payment is not actually received by the Division on or before its due date,	
12	it shall be a default by RESPONDENT. In the event of default, the unpaid balance of the	
13	administrative fine and costs, together with any attorney's fees and costs that may have	
14	been assessed, shall be due in full to the Division within ten (10) calendar days of the date	
15	of default, and the Division may obtain a judgment for the amount owed, including	
16	collection fees and costs; and	
17	4. The Commission retains jurisdiction for correcting any errors that may have	
18	occurred in the drafting and issuance of this document.	
19	DATED this <u>19</u> ^{PC} day of September, 2024.	
20 21	COMMISSION FOR COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS DEPARTMENT OF BUSINESS	
22	AND INDUSTRY STATE OF NEVADA	
23	By: Stigles DD. 1Cmarto	
24	PHYLLIS TOMASSO CHAIRWOMAN	
25		
26	•••	
27	•••	
28	•••	
1	Page 3 of 4	

Submitted by:
AARON D. FORD
Attorney General
By:
CHRISTAL P. KEEGAN (Bar No. 12725) Deputy Attorney General 5420 Kietzke Lane, Suite 202
5420 Kietzke Lane, Suite 202 Reno, Nevada 89511 (775) 687-2141
(775) 687-2141 ckeegan@ag.nv.gov
Attorney for Real Estate Division
Page 4 of 4

Π