

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 PIEDMONT HOMEOWNERS
11 ASSOCIATION,
12 (Entity Number E0134062017-0)

13 Respondent.

Case No. 2024-675

FILED

DEC 23 2024

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

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

15 This matter came on for hearing before the Commission for Common-Interest
16 Communities and Condominium Hotels, State of Nevada (the "Commission") during a
17 regular agenda set on a three-day stack beginning at 9:00 a.m. on December 3, 2024 (the
18 "Hearing"). Board member Richard Rehm and homeowner Patrick Murch appeared on
19 behalf of Piedmont Homeowners Association ("RESPONDENT"). Christal Park Keegan,
20 Deputy Attorney General ("DAG") with the Nevada Attorney General's Office, appeared
21 on behalf of the Real Estate Division of the Department of Business and Industry, State
22 of Nevada (the "Division").

23 The RESPONDENT did not contest the Division's factual allegations and violations
24 of law in its Complaint filed October 29, 2024. The parties stipulated to admission of
25 the Division's documents bate stamped pages NRED 000001-000035, and the
26 RESPONDENT'S supporting documents, specifically the Annual Registration Form dated
27 November 30, 2024 and copy of money order, to their Response filed December 2, 2024,
28 were admitted. DAG Keegan informed the Commission that the RESPONDENT'S status
with the Secretary of State is still in revoked status, and recommended hiring a
community manager.

1 **FINDINGS OF FACT**

2 Based on a preponderance of the evidence in the record, the documents admitted
3 at the Hearing, the Commission voted, to find all the following factual allegations
4 were proven:

5 1. The Covenants, Conditions, and Restrictions (“CC&Rs”) document
6 #20170413-0000731 recorded April 13, 2017, indicate the Piedmont Homeowners
7 Association (“RESPONDENT”) is a common-interest community. NRED 000002,
8 NRED 000005.

9 2. At all times relevant, the RESPONDENT Board President was
10 Timothy Kephart, the Secretary Richard Rehm, and the Treasurer Jodi Reynolds.
11 NRED 000011-000012.

12 3. Beginning on or about July 8, 2020, to April 6, 2022, the RESPONDENT
13 has ignored approximately (11) mailed past due notices from the Division’s
14 Registrations Department.

15 4. The RESPONDENT failed to submit its Form 562 Annual Association
16 Registration Form since 2020. NRED 000002, NRED 000008, NRED 000013,
17 NRED 000017-000018, NRED 000021-000022, and NRED 000025-000026.

18 5. Further, the RESPONDENT failed to pay the Division its required annual
19 registration fee since about April of 2020, resulting in approximately \$150.69 in
20 delinquent fees and interest. NRED 000002, NRED 000008, NRED 000013,
21 NRED 000017, NRED 000021, and NRED 000025.

22 6. Therefore, on or about February 29, 2024, the Division’s Auditor informed
23 the RESPONDENT each unit owners of its delinquency and not in good standing status.
24 NRED 000008-000009, and NRED 000013.

25 7. The RESPONDENT’S status with the Nevada Secretary of State also
26 indicated “Revoked.” NRED 000008, and NRED 000010.

27 8. But the Division’s Auditor did not receive even one single response from the
28 RESPONDENT or the unit owners. NRED 000002.

1 9. Nor did the RESPONDENT ever provide the Division with any notice of
2 termination. NRED 000002.

3 10. Furthermore, the RESPONDENT did not respond to the Division's
4 phone calls placed on or about July 24, 2024, July 26, 2024, July 30, 2024, and/or
5 August 12, 2024.

6 11. On or about July 26, 2024, the Division's Compliance Section sent its Second
7 Notice for its Request for Information. NRED 000017-000019, NRED 000021-000023,
8 and NRED 000025-000027.

9 12. None of the RESPONDENT responded to the Division's second request
10 either. NRED 000029-000034.

11 13. Accordingly, on or about August 14, 2024, the Division informed the
12 RESPONDENT it would commence formal disciplinary action. NRED 000029-000034.

13 CONCLUSIONS OF LAW

14 Based on the foregoing factual findings and the preponderance of the evidence, the
15 Commission voted, that all the following violations of law occurred:

16 14. RESPONDENT violated NRS 116.31155(1)(a) and (3)(a) for failing to pay the
17 required annual registration fee since April of 2020.

18 15. RESPONDENT violated NRS 116.31158(1) for failing to submit its Form 562
19 since April of 2020.

20 16. RESPONDENT violated NAC 116.405(5)(a) by impeding or otherwise
21 interfering with the Division's investigation by failing to respond to the Division's multiple
22 requests to provide information or documents.

23 ORDER

24 The Commission, being fully apprised in the premises and good cause appearing,
25 ORDERS as follows:

26 1. RESPONDENT shall return to the March 11-13, 2025 Commission Meeting
27 with a status update to report its status with the Secretary of State is resolved;
28

