| 1        | BEFORE THE COMMISSION FOR COMMON-INTEREST  |  |
|----------|--|--|
| 2        | COMMUNITIES AND CONDOMINIUM HOTELS<br>STATE OF NEVADA  |  |
| 3<br>4   | Sharath Chandra, Administrator,<br>Real Estate Division, Department of   | Case No. 2018-1663   |
| 5        | Business & Industry, State of Nevada,<br>Petitioner,   | FILED  |
| 6<br>7   | vs.  | OCT 1 5 2024   |
| 8        | Sierra Ranchos Property Owners<br>Association,   | NEVADA COMMISSION FOR<br>COMMON INTEREST COMMUNITIES<br>AND CONDOMINIUM HOTELS |
| 9<br>10  | Respondents.   | ngallo   |
| 11<br>12 | ORDER FROM SEPTEMBER 10, 2024, STATUS CHECK<br>The above-captioned matter came before the Commission for Common-Interest<br>Communities and Condominium Hotels, State of Nevada (the "Commission"), for a status<br>check during its regularly scheduled meeting on Tuesday, September 10, 2024. |  |
| 13       |  |  |
| 14       |  |  |
| 15       |  | Ranchos Property Owners Association  |
| 16<br>17 | ("RESPONDENT ASSOCIATION") was represented by Community Association Manager<br>B.J. Brown. Phil W. Su, Esq., Senior Deputy Attorney General with the Nevada Attorney<br>General's Office, appeared on behalf of the Real Estate Division of the Department of                                    |  |
| 18       |  |  |
| 19       |  |  |
| 20       | Business and Industry, State of Nevada (the  |  |
| 21       |  | on's attention to documents and emails   |
| 22       | provided by Board President Loren Pierce, in   | alcaring that the Association has accepted a                                   |

provided by Board President Loren Pierce, indicating that the Association has accepted a contractor bid to complete the pending road work. Attorney Su further noted that due to the upcoming Board election, the RESPONDENT ASSOCIATION was requesting that the Commission's order provide for assurances that any future elected board members would be required to seek Commission approval before deviating from the current plan.

 $\mathbf{24}$ 

After discussion and deliberations, and for good cause appearing, the Commission
ordered the following.

| 1        | 1. RESPONDENT ASSOCIATION, by and through its representative(s), is                        |  |
|----------|--|--|
| 2        | ordered to attend the Commission's December 3-5, 2024, meeting stack, to provide a         |  |
| 3        | further status update regarding its efforts to complete the required road work project or  |  |
| 4        | regarding funding efforts for the project.   |  |
| 5        | 2. To the extent that any subsequently elected Board members seek to deviate               |  |
| 6        | in any way from the road work plan that is currently being implemented pursuant to the     |  |
| 7        | accepted bid, the Board members must first petition to present those proposed changes      |  |
| 8        | to this Commission and obtain prior approval before taking any action.                     |  |
| 9        | 3. At least ten (10) business days prior to the start of the December 2024,                |  |
| 10       | meeting stack, RESPONDENT ASSOCIATION shall provide to the Division with any               |  |
| 11       | relevant documents regarding efforts to complete the road work project or funding efforts  |  |
| 12       | for the project.   |  |
| 13       |  |  |
| 14       | 4. Except as otherwise expressly stated herein, all provisions of any prior                |  |
| 15       | Orders shall remain in full force and effect.<br>IT IS SO ORDERED.                         |  |
| 16       | Dated: October $15$ , 2024.  |  |
| 17       | COMMISSION FOR COMMON-INTEREST   |  |
| 18       | COMMUNITIES AND CONDOMINIUM HOTELS<br>DEPARTMENT OF BUSINESS & INDUSTRY<br>STATE OF NEVADA |  |
| 19       |  |  |
| 20       | By: Chairwoman of THE COMMISSION   |  |
| 21<br>22 | Submitted by:  |  |
| 22       | AARON D. FORD<br>Attorney General  |  |
| 23       |  |  |
| 25       | By: <u>/s/ Phil W. Su</u><br>PHIL W. SU, ESQ.  |  |
| 26       | Senior Deputy Attorney General<br>1 State of Nevada Way, Ste. 100                          |  |
| 27       | Las Vegas, Nevada 89119<br>Attorneys for Real Estate Division                              |  |
| 28       |  |  |
|          |  |  |
|          |  |  |
| 1        |  |  |

.