

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 BUSINESS AND INDUSTRY, STATE OF
7 NEVADA,

8 Petitioner,

9 vs.

10 DIANA D. STEGEMAN,
11 (CAM.0009065 - REVOKED),

12 Respondent.

Case No. 2023-883

FILED

JUN 25 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 am on June 11, 2024 (the
17 "Hearing."). Diana D. Stegeman ("RESPONDENT") did not appear in person, through
18 counsel, or otherwise. Christal P. Keegan, Deputy Attorney General with the Nevada
19 Attorney General's Office, and Arjan Luhar, Intern with the Nevada Attorney General's
20 Office, appeared on behalf of the Real Estate Division of the Department of Business and
21 Industry, State of Nevada (the "Division").

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

26 Therefore, the Division proceeded with a default pursuant to NAC 116A.590. The
27 Division's Commission Coordinator, Maria Gallo, testified regarding proper notice to the
28 RESPONDENT. The Commission found appropriate service of the notice of the hearing,

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1 the complaint and notice thereof, the notice of documents, and all other efforts taken to
2 inform the RESPONDENT of the matter before the Commission.

3 Therefore, the Commission, having considered the evidence introduced by the
4 Division and being fully advised, enters the following Findings of Fact, Conclusions of Law,
5 and Order. Under Nevada Revised Statutes (NRS) and Nevada Administrative Code
6 (NAC) Chapter 116A, the Commission has legal jurisdiction and authority over
7 this matter.

8 FINDINGS OF FACT

9 Based on a preponderance of the evidence in the record and the documents admitted
10 at the Hearing, the Commission voted, to find the following factual allegations were proven:

11 1. From about October 1, 2022, to August 1, 2023, RESPONDENT, by and
12 through her company, Heritage Management Group LLC, was the manager for Whisper
13 Creek Owners Association (“Association”). *Exhibit 1, CICC 002-003.*

14 2. At all times relevant to this Complaint, the RESPONDENT overpaid her
15 management company above her contractually agreed upon rate in amounts estimated
16 between \$6,701.92 and \$11,726.80. *Exhibit 2, CICC 020-063, Exhibit 3, CICC 079, and*
17 *Exhibit 4, CICC 085-089.*

18 3. On about fourteen (14) occasions, the RESPONDENT’S management
19 company was paid amounts different than her monthly management fee. *Exhibits 3-4,*
20 *CICC 067-089.*

21 4. On January 23, 2023, at 11:27 AM, Association Board President texted
22 RESPONDENT his signature. *Exhibit 2, CICC 022.*

23 5. RESPONDENT then applied signatures of board members to payments to
24 herself. *Exhibit 2, CICC 023-063.*

25 6. On or about July 27, 2023, RESPONDENT informed the Association’s Board
26 that she was closing her doors on August 1st. *Exhibit 2, CICC 066.*

27 7. In a letter dated August 9, 2023, the Board informed the RESPONDENT that
28 the Succeeding Management Company would begin August 1, 2023, and requested transfer

1 of all Association documents and files as soon as possible, but no later than August 18,
2 2023. *Exhibit 2, CICC 066.*

3 8. On or about October 18, 2023, the Association Board filed complaints against
4 the RESPONDENT with the Division. *Exhibit 2, CICC 005–006, CICC 015, and CICC 020.*

5 9. The complaint alleged, including but not limited to, the RESPONDENT forged
6 signatures of board members on Association checks to herself, unauthorized,
7 resulting in missing and/or stolen monies in amounts exceeding \$6,700. *Exhibit 2,*
8 *CICC 020.*

9 10. Accordingly, on or about November 30, 2023, the Division sent
10 the RESPONDENT a letter requesting a response and/or information regarding the
11 complaints against her by December 14, 2023, which she never responded to. *Exhibit 5,*
12 *CICC 091–092.*

13 CONCLUSIONS OF LAW

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

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

18 12. RESPONDENT violated NRS 116.640(10) for collecting amounts
19 from her client above and beyond the agreed upon amounts specified in the
20 management agreements.

21 13. RESPONDENT violated NAC 116A.345(9) for collecting fees or other charges
22 from a client not specified in the management agreement.

23 14. RESPONDENT committed unprofessional conduct pursuant to NAC
24 116A.355 when she:

25 a. Violated NAC 116A.355(2)(i) for exceeding the authority granted to her
26 by the management agreement; and/or

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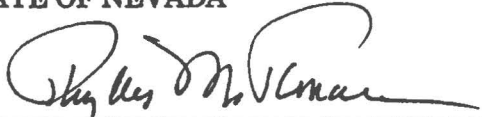
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7. The Commission retains jurisdiction for correcting any errors that may have occurred in the drafting and issuance of this document.

DATED this 25th day of June, 2024.

COMMISSION FOR COMMON-INTEREST
COMMUNITIES AND CONDOMINIUM HOTELS
DEPARTMENT OF BUSINESS AND INDUSTRY
STATE OF NEVADA

By: 
PHYLLIS TOMASSO
CHAIRMAN

Submitted by:
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Attorney General

By: 
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of Limited Practice Under SCR 49.3
dated June 10, 2024)
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