

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, STATE
7 OF NEVADA,

8 Petitioner,

9 vs.

10 VILLAGIO COMMUNITY ASSOCIATION.
11 (Entity Number C11529-1997)

12 Respondent.

Case No. 2023-38

FILED

SEP 19 2024

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

m. gallo

13 **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 September 10, 2024 (the
17 "Hearing."). John E. Leach, with Leach Kern Gruchow Song, appeared on behalf
18 of Villagio Community Association ("RESPONDENT") with provisional community
19 manager Jennifer Thompson (CAM.0010458-PROV), Francesca ("Frankie") Stevenson
20 (CAM.0000274-SUPR), and board members Barbel Warren and Gary Renis. Christal P.
21 Keegan, Deputy Attorney General with the Nevada Attorney General's Office, appeared
22 on behalf of the Real Estate Division of the Department of Business and Industry, State
23 of Nevada (the "Division").

24 Pursuant to the Commission's Order filed June 20, 2024, the RESPONDENT
25 appeared at the Commission Meeting to provide a status report and its Report filed
26 September 3, 2023 was considered.

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...

1 **ORDER**

2 The Commission, being fully apprised in the premises and good cause appearing,
3 **ORDERS** as follows:

4 1. **RESPONDENT** shall provide a status report at the Commission's September
5 of 2025 meeting, with documentation to be provided ten (10) business days prior to
6 that meeting.

7 2. **Pursuant to NRS 116.785**, if the **RESPONDENT** violates any Commission
8 order, the Commission may impose an administrative fine of not more than \$1,000 for
9 each violation.

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

12 DATED this 19th day of September, 2024.

13 **COMMISSION FOR COMMON-INTEREST
14 COMMUNITIES AND CONDOMINIUM
15 HOTELS DEPARTMENT OF BUSINESS
16 AND INDUSTRY STATE OF NEVADA**

17 By: 
18 **PHYLLIS TOMASSO
CHAIRWOMAN**

19 Submitted by:

20 **AARON D. FORD**
21 **Attorney General**

22 By: 
23 **CHRISTAL P. KEEGAN (Bar No. 12725)**
24 **Deputy Attorney General**
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Attorney for Real Estate Division