

JOE LOMBARDO
Governor

STATE OF NEVADA

DR. KRISTOPHER SANCHEZ
Director



SHARATH CHANDRA
Administrator

CHARVEZ FOGER
Deputy Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

NOTICE & AGENDA OF PUBLIC MEETING

OF THE
NEVADA COMMISSION FOR COMMON-INTEREST COMMUNITIES AND
CONDOMINIUM HOTELS

DECEMBER 3-5, 2024

The Nevada Commission for Common-Interest Communities and Condominium Hotels will conduct a meeting **TUESDAY, DECEMBER 3, 2024, beginning at 9:00 a.m. and each day thereafter at 9:00 a.m. through THURSDAY, DECEMBER 5, 2024, or until the Commission concludes its business at the following location:**

DECEMBER 3-4, 2024 @ 9:00 AM
NEVADA STATE BUSINESS CENTER
3300 WEST SAHARA AVENUE
4TH FLOOR, NEVADA ROOM
LAS VEGAS, NEVADA 89102

DECEMBER 3-5, 2024 @ 9:00 AM
WITH VIDEO CONFERENCING TO:
DIVISION OF INSURANCE
1818 E. COLLEGE PARKWAY, SUITE 103
CARSON CITY, NEVADA 89706

DECEMBER 5, 2024 @ 9:00 AM
NEVADA STATE BUSINESS CENTER
3300 WEST SAHARA AVENUE
4TH FLOOR, TAHOE ROOM
LAS VEGAS, NEVADA 89102

CE credit will be available to licensees who have pre-registered on the Division's website. In-person seating will be limited based on room capacity. Members of the public can listen to the meeting and participate during the agenda items designated for public comment by video or telephone.

DIAL-IN NUMBER: (844) 621-3956 OR WEBEX.COM

TUESDAY, DECEMBER 3, 2024

1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2497 724 4605##
WEBEX.COM MEETING NUMBER: 2497 724 4605 MEETING PASSWORD: M27rip2JJDq

WEDNESDAY, DECEMBER 4, 2024

1-844-621-3956

ACCESS CODE/MEETING NUMBER: 2483 675 3275##

WEBEX.COM

MEETING NUMBER: 2483 675 3275 MEETING PASSWORD: 7AExWUfX4f9

THURSDAY, DECEMBER 5, 2024

1-844-621-3956

ACCESS CODE/MEETING NUMBER: 2499 458 9316##

WEBEX.COM

MEETING NUMBER: 2499 458 9316 MEETING PASSWORD: YqYx3Dyfu32

STACKED AGENDA: Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda at the discretion of the Chair. Items may also be combined for consideration or pulled or removed from the agenda at any time. People who have business before the Commission are solely responsible to see that they are present when their business is conducted. Pursuant to NRS 241.030 the Commission may conduct a closed meeting to consider the character, allegations of misconduct, professional competence, or physical and mental health of a person.

PUBLIC COMMENT: Public Comment may be limited to three minutes per person at the discretion of the Chair. The Commission may only act on those items denoted as potential action items. Members of the public may submit written public comment by email to Maria Gallo, Commission Coordinator, at mgallo@red.nv.gov. Emails received prior to 4:00 p.m. on the day before the meeting will be provided to the Commission for review and entered into the record.

NOTICE: Prior to the commencement and conclusion of a contested case or a quasi-judicial proceeding that may affect the due process rights of an individual the Commission may refuse to consider public comment (NRS 233B.126).

1) COMMISSION/DIVISION BUSINESS:

- A) Call to order; introduction of Commissioners in attendance; and establish quorum.
- B) Swearing in of reappointed Commissioner.
- C) Introduction of Division staff in attendance.

2) PUBLIC COMMENT:

Members of the public are encouraged to address the Commission regarding any matter. However, no action may be taken on a matter. No comments may be made regarding a matter that is or may be the subject of a formal complaint before the Commission. Comment may not be limited based on viewpoint. Persons who desire to submit written testimony should submit it to the Commission Coordinator.

Anyone participating over the phone that wishes to provide public comment should press *3 on your phone to raise your hand and hosting staff will recognize that you would like to give public comment, or you can press *6 to unmute yourself and state your name.

If you are attending by video, click on the raise hand emoji to indicate that you would like to give public comment and hosting staff will recognize you or you can unmute yourself and state your name. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

3) CASE UPDATE: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:

Note that under NAC 116.575, not less than five (5) working days before a hearing, RESPONDENT must provide to the Division a copy of all reasonably available documents that are reasonably anticipated to be used to support his position, and a list of witnesses RESPONDENT intends to call at the time of the hearing. Failure to provide any document or to list a witness may result in the document or witness being excluded from RESPONDENT'S defense.

- A) **NRED v Rancho San Juan Homeowners Association, Christopher Seckler, Sebastian Mayo, and Cesar Valdez, for possible action**
Case No. 2021-161
Type of Respondent: Board Members
- B) **NRED v. Sierra Ranchos Property Owners Association, for possible action**
Case No. 2018-1663
Type of Respondent: Homeowners Association
- 4) **RENOTICED CASE: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:**
- A) **NRED v. Bordeaux Homeowners Association, Inc., for possible action**
Case No. 2023-771
Type of Respondent: Homeowners Association
- B) **NRED v. Clearacre Condominium Homeowners Association, for possible action**
Case No. 2024-137
Type of Respondent: Homeowners Association
- C) **NRED v. Del Rey Estates Homeowners Association, for possible action**
Case No. 2023-929
Type of Respondent: Homeowners Association
- D) **NRED v Mantova Community Association, Charles Wright, Pamela Lowry and Tricia Yost, for possible action**
Case No. 2023-384
Type of Respondent : Board Members
- E) **NRED v Mesa Verde Community Association, for possible action**
Case No. 2024-112
Type of Respondent: Homeowners Association
- F) **NRED v Regency Village Owner’s Association Inc., Ralph Glover, Kari Cramer and Yolanda McAnnaly, for possible action**
Case No. 2023-713
Type of Respondent: Board Members
- G) **NRED v Rio Vista Homeowners Association, for possible action**
Case No. 2024-638
Type of Respondent: Homeowners Association
- H) **NRED v Wine Ridge Estates Homeowners’ Association, Fernando Herrera, Rebecca Coins, for possible action**
Case No. 2021-942
Type of Respondent: Board Members

5) DISCIPLINARY ACTION: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:

A) NRED v Centertowne Subdivision Association, for possible action

Case No. 2024-183

Type of Respondent: Homeowners Association

B) NRED v Daybreak at Sunrise Highlands Homeowners Association, for possible action

Case No. 2024-592

Type of Respondent: Homeowners Association

C) NRED v. John Bielun, for possible action

Case Nos. 2023-662 & 2023-670

Type of Respondent: Board Member

D) NRED v. John Bielun, for possible action

Case No. 2023-979

Type of Respondent: Board Member

E) NRED v Madison Colony at Providence Homeowners Association, for possible action

Case No. 2024-858

Type of Respondent: Homeowners Association

F) NRED v Piedmont Homeowners Association, for possible action

Case No. 2024-675

Type of Respondent: Homeowners Association

G) NRED v Quadro Homeowners' Association, Jonathan Hamrick, Elena Lungu, Richard Greisenauer, Linda Newport, and Geneva Marcus, for possible action

Case No. 2023-580

Type of Respondent: Board Members

H) NRED v Stanley Monsef, for possible action

Case No. 2024-604

Type of Respondent: Board Member

I) NRED v Todd Joslin, for possible action

Case No. 2024-372

Type of Respondent: Board Member

J) NRED v Turnberry Towers East Unit-Owners' Association, Tony Rector, James Orr, Lawrence (Larry) Karp, Manu Sethi and Tamra Trainer, for possible action

Case No. 2023-309

Type of Respondent: Board Members

K) NRED v Vista Del Sur Townhouse Association, for possible action

Case No. 2023-394

Type of Respondent: Homeowners Association

L) NRED v Walnut Glen Landscape Maintenance Association, Inc., for possible action

Case No. 2024-633

Type of Respondent: Homeowners Association

6) COMMISSION/DIVISION BUSINESS:

- A) Discussion regarding Administrator's report.
- B) Discussion regarding licensee and board member discipline report.
- C) Discussion regarding Education and Information Officer report
- D) Discussion regarding Ombudsman's summary report.
- E) Discussion regarding CIC Compliance caseload report and summary.
- F) Discussion regarding Commissioners' speaking engagement requests.
- G) For possible action: Discussion and decision to approve minutes of the September 10-11, 2024, Commission meeting.

7) FOR POSSIBLE ACTION: FOR DISCUSSION AND DECISION ON DATE, TIME, PLACE, AND AGENDA ITEMS FOR UPCOMING MEETING(S) INCLUDING SETTING THE MEETING CALENDAR FOR 2025.

Starting the second Tuesday in March, June, September and December.

- ❖ March 11-13, 2025
- ❖ June 10-12, 2025
- ❖ September 9-11, 2025
- ❖ December 9-11, 2025

8) PUBLIC COMMENT:

Members of the public are encouraged to address the Commission regarding any matter. However, no action may be taken on a matter. No comments may be made regarding a matter that is or may be the subject of a formal complaint before the Commission. Comment may not be limited based on viewpoint. Persons who desire to submit written testimony should submit it to the Commission Coordinator.

Anyone participating over the phone that wishes to provide public comment should press *3 on your phone to raise your hand and hosting staff will recognize that you would like to give public comment, or you can press *6 to unmute yourself and state your name.

If you are attending by video, click on the raise hand emoji to indicate that you would like to give public comment and hosting staff will recognize you or you can unmute yourself and state your name. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

9) FOR POSSIBLE ACTION: ADJOURNMENT

THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 8:30 A.M. ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:

Nevada Real Estate Division
1818 E. College Pkwy, Ste. 110
Carson City, Nevada 89706-7986

Nevada State Business Center
3300 W. Sahara Ave.
Las Vegas, Nevada 89102
www.red.nv.gov

Nevada Association of Realtors
760 Margrave Drive, Ste. 200
Reno, Nevada 89502

Sierra Nevada Association of Realtors
300 South Curry Street Ste. 3
Carson City, Nevada 89703

Elko Board of Realtors
557 W. Silver Street, Ste. 201B
Elko, Nevada 89801

Las Vegas Realtors - LVR
6360 S. Rainbow Blvd
Las Vegas, Nevada 89118

Capitol Police
Grant Sawyer Building
555 E. Washington Street
Las Vegas, Nevada 89101

Nevada State Library
100 Stewart Street
Carson City, Nevada 89710

Community Association Institute
Nevada Chapter
9171 W. Flamingo Rd. #100
Las Vegas, Nevada 89147

Reno/Sparks Association of Realtors
5650 Riggins Court, Ste. 200
Reno, Nevada 89502

Nevada Public Notice Website
www.notice.nv.gov

CONTACT FOR SUPPORTING MATERIALS FOR LISTED AGENDA ITEMS:

Maria Gallo
Commission Coordinator
Nevada Real Estate Division
3300 W. Sahara Ave., Suite 350
Las Vegas, Nevada 89102
Phone#: 702-486-4074
Fax#: 702-486-4275
Email: mgallo@red.nv.gov