

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 CLEARACRE CONDOMINIUM  
11 HOMEOWNERS ASSOCIATION  
12 (Entity Number C6070-1982),

13                                   Respondent.

Case No. 2024-137

**FILED**

SEP 19 2024

NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

*mgallo*

14                                   **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 September 10, 2024 (the  
18 “Hearing.”). Sophie A. Karadanis, with Leach Kern Gruchow Song, appeared on behalf of  
19 Clearacre Condominium Homeowners Association (“RESPONDENT”) with Community  
20 Association Manager (“CAM”) Maria Pinto (CAM.0007413-SUPR), Association Director of  
21 Associa Sierra North, Joe Lopez (ASSN.0000946-BOD), and board members Director,  
22 Barbara Poole, Treasurer, Yau Lau, and newly appointed Director, Will Roberts. Christal  
23 P. Keegan, Deputy Attorney General with the Nevada Attorney General’s Office, appeared  
24 on behalf of the Real Estate Division of the Department of Business and Industry, State  
25 of Nevada (the “Division”).

26           Since the RESPONDENT admitted to all the Division’s factual allegations in its  
27 Response to Complaint for Disciplinary Action filed August 30, 2024, and as represented  
28 at the Hearing admitted to the violations of law, except for violations of law numbered 40  
and 41 in the Complaint filed July 22, 2024, the attorneys presented limited testimony  
regarding: NRS 116.31153 for failing to demonstrate two approved signers on its checks,

1 and NAC 116.405(5) for failing to provide the Division with the requested items to confirm  
2 the appropriate approval process for funds disbursement. The parties stipulated to the  
3 Division's documents CICC 000001-000268, and Respondent's Exhibits 1-13.

4 **ORDER**

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

7 1. That the matter at present with the information submitted to be taken under  
8 advisement and any decision be deferred until the December 3-5, 2024 Commission docket  
9 at which time either party would be able to continue with the hearing or work towards a  
10 settlement to present to the Commission at that time.

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

13 DATED this 19<sup>th</sup> day of September, 2024.

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

18 By: 

19 PHYLLIS TOMASSO  
20 CHAIRWOMAN

21 Submitted by:

22 AARON D. FORD  
23 Attorney General

24 By: 

25 CHRISTAL P. KEEGAN (Bar No. 12725)  
26 Deputy Attorney General  
27 5420 Kietzke Lane, Suite 202  
28 Reno, Nevada 89511  
(775) 687-2141  
ckeegan@ag.nv.gov

*Attorney for Real Estate Division*