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NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

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INTRODUCTION

The presentations you are about to review and consider is framed on the rebuttal to the Complaint of the Nevada State, Real Estate Division, Department of Business and Industry, filed under Case No. 2024-604 - against Stanley Monsef, the oldest resident/member of Canyon Willow Pecos Owner Member and Director of the association – the Respondent

The Respondent presentation covers the issue of Change to Bylaws of the Association that has been the theater of debates and argument between the Respondent an educated, experienced, and developer of a renowned touristic development in the Persian Gulf, and the life member of the US Army Corps of Engineers and Licensed Community Manager of 23 Community Associations here in Las Vegas, **VERSES**, the Bill Brown who is unfamiliar with design, construction, and management of Common Interest communities, and who has made false and deceitful claims to maneuver his unqualified, self-interest schemes.

In support of the Respondent rebuttal, the attached documents covering the facts on the issues under debates, is submitted for the consideration of Mr. Christal P. Keegan Esq., Deputy general of the State of Nevada and Attorney for the Real Estate Division.

Copy of the rebuttal documents is forwarded for the attention of Sarath Chandra, the Administrator for Real Estate Division, Department of Business and Industry, State of Nevada.

Respectfully submitted,

Dated: November 20, 2024

STANLEY MONSEF

Stanley Monsef

Board Member

Canyon Willo Pecos Owners' Association

CHRISTAL P. KEEGAN
Deputy Attorney General
5420 Katzke Lane Suite 202
Reno Nevada 89141

Case No: 2024-604

SHRATH CHANGRA , Administrator
3300 W. Sahara Avenue, Suite 350

Dear Mr. Christal P. Keegan

The undersigned Stanley Monsef, the Respondent, acknowledge receipt of your Notice of Complaint dated Oct 29,2024 and Notice of Hearing for December 5 and 6, filed against the undersigned Stanley Monsef under Case 20 24, before the Commission Meeting December 4-5 ,2024.

Because the repeated Complaints of Respondent arises out of several years of inappropriate, unorthodox, and unlawful management of the affairs of Canyon Willow Pecos Owners Association, by specific Members of the Board of Directors, the background of players involved in the Complaints needs to be submitted for consideration of the Commission - beginning with that of the Stanley Monsef.

Stanley Monsef Background:

I am Mahmoud Stanley Monsef, the responded, 96 years in age and a native of Persia-known Iran, and British subject, and Naturalized citizen of the United States.

I was born to the tribal family of Alam, where my childhood was a happy and a great learning period of my early life under the care, attention, and advise of Amir Ebrahim Kahn Alam, my uncle, the ruler of province of Sistani in the eastern part of Iran-bordering Pakistan and Afghanistan.

After five (5) years of schooling in Iran, I was dispatched to England for higher scholastic and college level education in London, England, and eventually Scotland where I attended Dundee College of Technology for a three (3) year diploma course in engineering, followed by two (2) vocational courses in effect of air bubbles on efficiency of turbines and pumping stations.

Following six (6) years of working as Draftsman, Designer, Engineer in Scotland, England, Holland I joined the United States Army Corp of Engineers, rank GS-11 for the US PL 480 project in design, construction, and operation of two (2) cross country pipelines, intended for getting jet fuel to US military bases in Turkey. 1963-1967

Upon the completion of PL 480 project in Turkey, I joined the US Atomic Energy Commission for installation of an "Atom for Peace Exhibition", promoting the use of atomic energy for peaceful purposes in Turkey, Iran and Taipei, Taiwan.

On completion of Atomic Energy Exhibition in Taiwan, I returned to Iran, where my cousin Amir Asadullah Alam, the Minister of the Imperial Court of Iran, offered me the design and construction of a deluxe, first-class resort for the Iranians as well as neighboring states, including a winter palace for the Shah's holidays and winter resorts, on Kish Island in the Persian Gulf, surrounded by the blue turquoise waters of the Persian Gulf.

Subsequently I did not accept the GS 12 assignment of the Army Corps of Engineers to Saudi Arabia and accepted the Court Minister's offer and took over the Kish Project and began the challenging development of Kish Island from concept to reality, in September of 1969.

In autumn of 1975, the palace project 95 % completed, the Shah paid a visit for inspection of Island projects. He admired the architectural forms in design and questioned if the palace would be ready for Nowruz 1976 Holidays and if there are any problems to cause delays, to which I responded, "The only problem I have, your majesty, is with your governor who has been a hair in my nose, every day calling me to his office and questioning me about the Kish projects and taking of my considerable duties." The Shah turned to me and inquisitively said, "I thought you were the governor," to which I humbly replied, "No, your majesty. I am the developer of the Island, not the governor."

Ten (10) days later I received an envelope from the Iranian Minister of Interior, announcing that by the "Order of the Shah of Iran, you are hereby appointed as the Governor of Islands."

As the governor as well as being the Courtier, I was meeting and welcoming foreign diplomats as kings, prime ministers and high officials visiting Kish Island to see the Shah and the most challenging task and satisfying experience for me was how best to provide for the needs, complaints, and desires of inhabitants of Kish Islands, along with leading a construction force of Iranians, Afghans, Pakistanis, Indians, British, Americans, Germans, French technicians and administrators, including a labor force of over 2,000, working under the harsh climatic conditions with shortage of potable water for drinking and sanitation plus the daily feeding of thousands of the projects personnel.

In September, 1977, Kish Island Resort Project was completed and began receiving tourists from Iran, Arab States, and the international countries.

Regretfully, with the rise of a social revolution in Iran and fall of the Shah's regime in April, 1979, I packed my family and retreated to the Big Island of Hawaii and settled in the town of Kamuela.

It was there in early 1981, that I took to studying for the bachelor's, master's, and doctoral degrees in political science at the University of Hawaii, leading to my becoming a professor of Political Science at the University of Hawaii from 1990 to 1999.

In April of 2002, the Vice president of CWPOA, Mr. Fred Kohn of my association, approached me at the mail boxes and asked if I would be interested in running for the board of directors, which needed highly educated volunteers. I expressed my thanks and appreciation and explained that I may be a university professor but I am not familiar with the laws and rules

governing the affairs of the community associations. However, I said give me time and I will take some relevant classes as UNLV and those offered by the Nevada Real Estate Division for the management of community associations.

To honor my promise, I took 164 hours of classes at UNLV and NRED through which I obtained a supervising community association manager license #1013, and UNLV certified in community association law for paralegals.

Because I was simultaneously lecturing only two classes, two days per week at UNLV/CSN, I became involved in management of common interest communities, resulting in teaching combined with managing twenty-two (22) homeowners' association, notably 2 high rises and the Anthem Country Club with 1,642 homeowners. In addition, I published 15 articles on the management of community association in the CAI magazine "The Community Interest."

With this background and in association with people of different origins, nationality, and cultures, I have been honored to be part of the life of a community of elderly homeowners, who have settled here in Las Vegas at Canyon Willow Pecos (CWPOA) Association, for a pleasant and life of harmony and togetherness in limited space and time.

Respectfully,

Stanley Monsef, PHD.,

**Supervising Community Association Manager
UNLV certified Community Association Law for Paralegals
NRED Approved Instructor, High rise Condos & Condo Hotels
Author of 15 Published Article in CAI Magazine, *Common Interest*
UNLV/CSN Professor of Political Science**

AWARDS AND RECOGNITIONS

**Outstanding College Student of America, 1989
Medal of Honor Awarded by the Shah of Iran, 1976
PHD (Hon) Architectural award , by the Shah of Iran, 1977
Lajward Cup Award by Zaher Shah of Afghanistan, 1975
Golden Dager Award by United Arab Emirates, 1975
Sustained Superior Performance Award, Us Army Corp of Engineers, 1964
Letter of Commendation, US Department of Defense, Army C of E,1965
Governor Of Kish Island 1973-1978**

Attachments: Supporting Documents. Exhibits 1-1

CONCLUSION

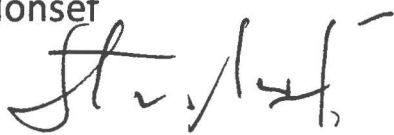
It is with deep respect and satisfaction that the Respondent is submitting his 96 years of nurturing and the scholastic, professional, diplomatic and leadership experiences, including 23 years of management of the affairs of over 20 common interest communities, large and small here in Las Vegas, which has become subject of the complaint for the State, Department of Business & Industry.

As the father of 7 children, 15 grandchildren and 8 great grandchildren, all of whom are well educated and trained concerned citizens, I am sad and at the same time happy that my dedicated management services to the community of elders have not been well received by a few disgruntled members of Board of directors, Including the Community manager who have not grasped their fiduciary duties of trust, honesty, and responsibility toward 133 elderly community of members.

I have and will continue to provide and demand the comfort, and wellbeing my community of elders , who have fallen under greed and self-interest of a few, who are uneducated in the field of community services, and are causing damages for the members of the community, including the Respondent.

Respectfully submitted,

Stanley Monsef

A handwritten signature in black ink, appearing to read 'Stanley Monsef', written in a cursive style.

The Respondent