

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 of
6 Business & Industry, State of Nevada,
7 Petitioner,

8 vs.

9 Sierra Ranchos Property Owners
10 Association,
11 Respondents.

Case No. 2018-1663

FILED

OCT 15 2024

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

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12 **ORDER FROM SEPTEMBER 10, 2024, STATUS CHECK**

13 The above-captioned matter came before the Commission for Common-Interest
14 Communities and Condominium Hotels, State of Nevada (the "Commission"), for a status
15 check during its regularly scheduled meeting on Tuesday, September 10, 2024.
16 **RESPONDENT ASSOCIATION** Sierra Ranchos Property Owners Association
17 ("RESPONDENT ASSOCIATION") was represented by Community Association Manager
18 B.J. Brown. Phil W. Su, Esq., Senior Deputy Attorney General with the Nevada Attorney
19 General's Office, appeared on behalf of the Real Estate Division of the Department of
20 Business and Industry, State of Nevada (the "Division").

21 Attorney Su directed the Commission's attention to documents and emails
22 provided by Board President Loren Pierce, indicating that the Association has accepted a
23 contractor bid to complete the pending road work. Attorney Su further noted that due to
24 the upcoming Board election, the **RESPONDENT ASSOCIATION** was requesting that
25 the Commission's order provide for assurances that any future elected board members
26 would be required to seek Commission approval before deviating from the current plan.

27 After discussion and deliberations, and for good cause appearing, the Commission
28 ordered the following.

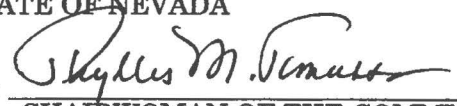
1 1. RESPONDENT ASSOCIATION, by and through its representative(s), is
2 ordered to attend the Commission's December 3-5, 2024, meeting stack, to provide a
3 further status update regarding its efforts to complete the required road work project or
4 regarding funding efforts for the project.

5 2. To the extent that any subsequently elected Board members seek to deviate
6 in any way from the road work plan that is currently being implemented pursuant to the
7 accepted bid, the Board members must first petition to present those proposed changes
8 to this Commission and obtain prior approval before taking any action.

9 3. At least ten (10) business days prior to the start of the December 2024,
10 meeting stack, RESPONDENT ASSOCIATION shall provide to the Division with any
11 relevant documents regarding efforts to complete the road work project or funding efforts
12 for the project.

13 4. Except as otherwise expressly stated herein, all provisions of any prior
14 Orders shall remain in full force and effect.

15 IT IS SO ORDERED.
16 Dated: October 15, 2024.

17
18 COMMISSION FOR COMMON-INTEREST
19 COMMUNITIES AND CONDOMINIUM HOTELS
20 DEPARTMENT OF BUSINESS & INDUSTRY
21 STATE OF NEVADA
22 By: 
23 CHAIRWOMAN OF THE COMMISSION

24 Submitted by:
25 AARON D. FORD
26 Attorney General
27 By: /s/ Phil W. Su
28 PHIL W. SU, ESQ.
 Senior Deputy Attorney General
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