

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

JUNE 11-13, 2024

The Nevada Commission for Common-Interest Communities and Condominium Hotels will conduct a meeting **TUESDAY, JUNE 11, 2024, beginning at 9:00 a.m. and each day thereafter at 9:00 a.m. through THURSDAY, JUNE 13, 2024, or until the Commission concludes its business at the following location:**

JUNE 11, 2024 @ 9:00 AM

NEVADA STATE BUSINESS CENTER
3300 WEST SAHARA AVENUE
4TH FLOOR, NEVADA ROOM
LAS VEGAS, NEVADA 89102

WITH VIDEO CONFERENCING TO:
DIVISION OF INSURANCE
1818 E. COLLEGE PARKWAY, SUITE 103
CARSON CITY, NEVADA 89706

JUNE 12, 2024 @ 9:00 AM

NEVADA STATE BUSINESS CENTER
3300 WEST SAHARA AVENUE
4TH FLOOR, NEVADA ROOM
LAS VEGAS, NEVADA 89102

WITH VIDEO CONFERENCING TO:
DIVISION OF INSURANCE
1818 E. COLLEGE PARKWAY, SUITE 103
CARSON CITY, NEVADA 89706

JUNE 13, 2024 @ 9:00 AM

NEVADA STATE BUSINESS CENTER
3300 WEST SAHARA AVENUE
4TH FLOOR, TAHOE ROOM
LAS VEGAS, NEVADA 89102

WITH VIDEO CONFERENCING TO:
DIVISION OF INSURANCE
1818 E. COLLEGE PARKWAY, SUITE 103
CARSON CITY, NEVADA 89706

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, JUNE 11, 2024

1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2492 109 5647##
WEBEX.COM MEETING NUMBER: 2492 109 5647 MEETING PASSWORD: DuaCFUR5N49

WEDNESDAY, JUNE 12, 2024

1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2489 660 5311##
WEBEX.COM MEETING NUMBER: 2489 660 5311 MEETING PASSWORD: g9jMxpNQz39

THURSDAY, JUNE 13, 2024

1-844-621-3956 ACCESS CODE/MEETING NUMBER: 2484 588 1618##
WEBEX.COM MEETING NUMBER: 2484 588 1618 MEETING PASSWORD: tQ83VWKcjs2

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 new 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) FOR POSSIBLE ACTION: DISCUSSION AND DECISION REGARDING RESPONDENT'S PETITION FOR REHEARING OF DISCIPLINARY ACTION:

- A) NRED v Stanford Square, John Fragola, Erich Brisacher, and Daniel Tepper, for possible action
Case No. 2023-35
Type of Respondent: Board Members

4) FOR POSSIBLE ACTION: DISCUSSION AND DECISION REGARDING RESPONDENT'S PETITION FOR AN EXTENSION OF FINE DUE DATE:

- A) NRED v Stanford Square, John Fragola, Erich Brisacher, and Daniel Tepper, for possible action
Case No. 2023-35
Type of Respondent: Board Members

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

- A) NRED v. St. James's Village, for possible action
Case No. 2023-591
Type of Respondent: Homeowners Association
- B) NRED v. Rancho San Juan Homeowners Association, Christopher Seckler, Sebastian Mayo, and Cesar Valdez, for possible action
Case No. 2021-161
Type of Respondent: Homeowners Association
- C) NRED v. Sierra Ranchos Property Owners Association, for possible action
Case No. 2023-827
Type of Respondent: Homeowners Association
- D) NRED v. Yun (Jack) Lin, for possible action
Case No. 2023-227
Type of Respondent: Board Member
- E) NRED v. Keith Dempsey, for possible action
Case No. 2023-713
Type of Respondent: Board Member
- F) NRED v. Bordeaux Homeowners Association, Inc., for possible action
Case No. 2023-771
Type of Respondent: Homeowners Association
- G) NRED v. Chestnut Hill At Providence Community Association, for possible action
Case No. 2024-154
Type of Respondent: Homeowners Association
- H) NRED v. Yvonne A. Culliver, for possible action
Case No. 2024-50
License No. CAM.0007452 - Suspended
Type of Respondent: Community Association Manager

I) NRED v. Del Rey Estates Homeowners Association, for possible action

Case No. 2023-929

Type of Respondent: Homeowners Association

J) 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

K) NRED v Diana D. Stegeman, for possible action

Case No. 2023-883

License No. CAM.0009065- Revoked

Type of Respondent: Community Association Manager

L) NRED v Tropicana Square Homes Association, for possible action

Case No. 2023-846

Type of Respondent: Homeowners Association

M) NRED v Villagio Community Association, for possible action

Case No. 2023-38

Type of Respondent: Homeowners Association

6) COMMISSION/DIVISION BUSINESS:

A) Discussion regarding Administrator's report.

B) Discussion regarding Ombudsman's summary report.

C) Discussion regarding CIC Compliance caseload report and summary.

D) Discussion regarding licensee and board member discipline report.

E) Discussion regarding Commissioners' speaking engagement requests.

F) Discussion regarding the State of Nevada Controller's Office debt collection process for fines issued by the Commission.

G) For possible action: Discussion and decision to approve minutes of the March 5, 2024, Commission meeting.

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

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.

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9) **FOR POSSIBLE ACTION: ADJOURNMENT**