

I am YunLin. I reject all the charges in your Case No. 2023-227. I need an interpreter. I speak Mandarin Chinese.

## **Hearing My authority requires the following persons to attend my hearing and the HOA to produce the following materials:**

I ask the committee to issue subpoenas for CAMCO representative and Kathy Shimizu and David Brummer and former President Margaret Lim and EPIC representative to appear at my hearing.

Every company and every person must answer my questions as follows:

- 1) Do you have permission for my neighbor 9297 Ardoa Ave and 9307 Ardoa Ardoa and 9317 ardoa Ave and 9212 Verdugo Ridge CT to have the driveway more than 30 inches wide? I just want to know yes or no. Do any of them have HOA permits? Exhibit-2, Exhibit-5  
And Exhibition-74
- 2) If the driveway construction clause has been modified, I ask the HOA to show the time when the relevant clause was modified, the number of people who voted, and the percentage who voted for it. And the recording.
- 3) If the HOA has allowed these neighbors to build a driveway that is more than 30 inches wide, why deny me the driveway? Is it because I don't speak English? Or because I'm investigating election fraud?
- 4) I asked all of them to describe what was posted at the February 25, 2020 community meeting. If February 25, 2020 is 2021, please explain what happened at the community meeting in February 25, 2021. And request the HOA to produce the recording)
- 5) Ask all of them to explain what happened at the March 23, 2021 hearing, what was talked about at this hearing, why did they refuse to talk about the contents of the letters NRED0031-NRED0033 and Exhibition-47 in the meeting but threaten me to talk about the gate and driveway? And asked HOA to give me the recording of the February 25, 2020 community meeting (and the recording of the February 25, 2021 community meeting).
- 6) When I finish building the door. The HOA requested that I attend the 12/11/2020 hearing Kathy and David and Margaret Lim did you attend. Why don't you come to my hearing and just start fining me.
- 7) Why can't my proposal be discussed in the community meeting? Is it because I am not an American and can't speak English?
- 8) All community residents will be notified of the 2019 and 2023 elections. The date I asked HOA to produce the invoice. Because it's relevant to my investigation into HOA election fraud. The election is not legitimate. Nothing is legitimate.

- 9) Information on the 2017 and 2018 elections, reporting how many votes each of them received and how long they served.
- 9.) On November 5, 2018, David Brummer and Lily Davis and dorian Linburg Kathy Shimizu were four people running for election, but David became a board member on the same day without running for election. Do you have a partnership? I want an explanation, okay?
- 10.) Case No. 2023-227 was filed in March. Has the HOA recorded the development progress of my Case No. 2023-227 in accordance with clause NRS 116.31083-6-f? If not, why not?
- 12) Why CAMCO suddenly left the community of SAN SEVERO in July. When did this company apply to leave our community? Show the electronic file of CAMCO's application to leave SAN SEVERO community and the time (I mean Email not printed paper).
- 13.) I ask you all to explain the following why the HOA refused to record that on May 16, 2023, I was discriminated against and assaulted by CAMCO employees.
- 14) Kathy has accused me of costing the community over \$20,000 in legal fees, and I ask you to produce all correspondence regarding these expenses. It also requires all of you to explain why the community spends so much money, and why there are no records in the community meeting?
- 15) I asked the lawyer to produce all correspondence and expense records regarding the \$20,000 fee.
- 16) I asked all others to answer why, regarding the \$20,000, these letters were not recorded in the minutes of the community meeting.
- 17) I ask everyone to answer if they are already aware that the fine against me exceeds \$1,000 in violation of the terms: NV Rev Stat § 116.31031-b-2
- 18) Ask everyone to answer . Why did the HOA's meeting refuse to record the minutes of the meeting where CAMCO employees refused me entry into the SAN SEVERO meeting Hall on 5/16, 2023 and beat me up
- 19) The HOA is required to show the legal provisions on the gap distance between the door and the ground and the time and voting records established by this provision.
- 20) Boards have training, each board must be aware of CC&R and Bylaws-San Severo, do you all see the articles: San Severo HOA BYLAWS-ARTICLE 12 AMENDMENTS.
- 21) Do you think my vote is invalid because I don't speak English?

**22) I ask HOA to show me all the materials I asked HOA to give me in the email: NRED CICCH Compliance.**

要求 HOA 出示电子邮件: NRED CICCH Compliance 中我要求 HOA 给我的所有资料。

**Yun Lin <77linyun@gmail.com>**

2023 年 11 月 13

日 16:43

发送

至 Kathy、 David、 Nicole、 Ryan、 Accounting、 Terry、 William、 general.Epic、 Mgallo、 San、 Stephanie

**From:**

**YunLin**

**9217 Verdgo Ridge CT**

**Las Vegas NV,89148**

Email:jacky.sanseverohoa@gmail.com

**To:**

**William P. Wright, Esq.**

10001 Park Run Drive

Las Vegas, NV 89145

t | 702.207.6085

f | 702.382.5816

wwright@maclaw.com

EPIC and SAN SEVERO HOA

8712 Spanish Ridge Ave., Las Vegas, NV 89148

Mgallo@red.nv

Kathy Shimizu <kathy.sanseverohoa@gmail.com>

David Brummer <david.sanseverohoa@gmail.com>

sansevero@camconeveda.com

"general.Epic Association Management" <general@epicamlv.com>

Nicole Barnes <nicole@epicamlv.com>

Ryan Bossman <Ryan@epicamlv.com>

accounting@epicamlv.com

Stephanie Johnson <stephanie.johnson@red.nv.gov>

Terry Wheaton <TWheaton@red.nv.gov>

Dear **William P. Wright, Esq.**      **And EPIC management**

**I am YunLin, owner of 9217 Verdugo Ridge Ct and a board member of the San Severo Community. This is a registered letter,**

**ID:9589 0710 5270 0570 1668 93    to William P. Wright, Esq**

**:9589 0710 5270 0507 1608 91    to EPIC and SAN SEVERO HOA**

**Because Kathy's complaint led to me and Sharath CHandra, Administrator, Real Estate Division, Department of Business & Industry, The State of Nevada,Petitioner's department is in litigation. Case No. 2023-227**

Information required for : By NRS 116.3108-6 NRS 197.090 (please sent it to me and [Mgallo@red.nv](mailto:Mgallo@red.nv) with Email).

- 1) 2018 election information. I want to know how many votes each of the four candidates got.
- 2) Ballot records that require the driveway to be widened no more than 30 inches. I want to know when I voted and how many people voted in favor the driveway Extension could not Exceed more than 30 inch? How many people are against it? And a recording of the day's meeting.
- 3) The community fee increases from \$55 to \$59, an increase of \$4 per owner. I want transcripts and recordings of the day's voting.
- 4) In 2021, I united 55 owners to ask for re-election, and the HOA found 20 signatures that did not meet the requirements, and I want HOA to point out those signatures as ineligible.
- 5) The Election HOA of 5/16/2023 should send an letter to each property owner to participate in the election and related election content. I want HOA to provide me with the invoice for my review. I want to know the date because I think the HOA violates the clause: NRS 116.31034-12.
- 6) 8/15/2023HOA holds a general meeting of owners, HOA should send a notice to each owner before then, I ask HOA to produce an invoice for the letter used to notify the owners of the meeting. And an invoice for the November 14, 2023 community meeting mail. Because neither my neighbor nor I have received an ordinary letter notice from the HOA. So I suspect that when I want to go to the HOA for a meeting, the HOA will send someone to attack me again.
- 7) February 21,2023. SAN SEVERO meeting minutes and recordings. (received)
- 8) I collected 55 owners calling for the re-election and dismissal of CAMCO. In August, at the 2022 Community meeting, David and CAMCO found that 20 of the owners' signatures were not qualified, and I asked the HOA to show me the information of these people for my review.
- 9) The HOA allows CAMCO to charge an application fee of \$30 for voting records.
- 10) The HOA has three positions: President, Treasurer, and secretary, and I want one of them. Because I got twice as many votes as David. I should have the power to choose my position. Because David is only an alternate board member. The board member he replaced had no previous position. He shouldn't have two positions. In doing so, the HOA violates Clause: NRS 197.090
- 11) I am a board member and I have requested a community meeting on November 14, 2023 to discuss my proposal Exhibit-60. By NRS 197.090
- 12) Information about the first election in the community of SAN SEVERO, I want to know how many people participated in the election and how many board members were elected.
- 13) HOA provides recording of February25, 2020, San Severo Community meeting.

Regatrds!

第四部分。(Case No, 2023-227 respondent)

1.

2. The driveway construction is completely legal. HOA allows my neighbor to build the driveway but refuses me to build the driveway, which is discriminatory against me and illegal.

Please check out my campaign platform Exhibit-12. I always thought it was wrong that driveway should not exceed 30 inches. And doing so violates clause NRS 116.31065. Exhibition (2) and Exhibition (5) and I built the driveway with the support of more than 100 homeowners agree with me, NRED0213 and Exhibit-68. This is also the wish and requirement of many owners. This is also the wish of many owners

By the way. It's not right that Kathy and David have the President, the treasurer and the secretary. They're all about controlling the community for the benefit of the property management company and covering up electoral fraud.

Kathy and David discriminated against and retaliated against me for investigating election fraud. Arbitrarily increasing community fees and helping property companies make illegal profits so that they hire lawyers to defend them have caused a huge waste of community funds. The HOA also discriminated against me and rejected my proposal. Exhibition-69 and Exhibition-10 and Exhibition(17)

But it turned out that the HOA was wrong, and the HOA's decision resulted in an inability to drain, putting my property and the entire community at risk. Exhibition: NRED0225 and Exhibition (28). The HOA learned that instead of fixing the problem, they lied to the community that I had fixed the drainage problem by remodeling the backyard. Exhibition (36) and refused to return the \$1,350 promised to me during the settlement conference. And HOA refused to talk to me and asked me to talk to William P. Wright. It's not fair to me. And it's a waste of community money. Exhibition (19)

3. William P. Wright requires that all my communications must be forwarded through him not on November 19, 2020. It's August 23, 2021. Exhibition-67 and Exhibition(18)

Although I was elected board member on May 16, 2021, the HOA did not allow me to attend the meeting that day, but locked me out. The HOA refused to recognize me as a legitimate board. And my first meeting as a board member is on August 25, 2021. So I would like to know why HOA hired William P. Right two days in advance on 8/23, 2021 and requested that all community questions be forwarded through William P. Right

All my correspondence is to protect the legitimate interests and welfare of the community residents and HOA requires that all my correspondence must pass William's display: NRED0045. And I've been asking to talk directly to the HOA about all of the community's issues. But the HOA not only requires me to discuss community issues through William P. Wright. All private issues also go through William P. W. right which results in a waste of community funds.

I think the reason the HOA did this is to frame me like they did today. They set me up with a plan. But I never volunteer my personal problems at Jacky.sansevero@gmail.com. And the HOA is requested to discuss personal issues using 77linyun@gmail.com

4. The HOA requested that I speak directly with their attorney on August 26, 2021. (The HOA invited William on August 23, 2021, and did not discuss it through a community meeting) Exhibition (11) It has been the HOA that has resisted investigating election fraud and has intimidated and deceived me. And took away my right to legally build my driveway. Breach of Clause: NRS 116.31065. And the HOA has been asking me to follow ARC GUIDELINES. I don't know what that is. I refuse to comply with ARC terms. I only recognize CC&R and NRS 116. The content of... Exhibition-9

5 The HOA threatened me and framed me in order to prevent me from investigating election fraud. Recording false content threatening me and lying to the court. Exhibition- NRED0031 and Exhibition-47, the audio recording of the hearing after that will prove everything. a Audio presentation of Mar.23.2021 hearing.HOA Violation: NRS 116.31031-4-b-2

The HOA is just trying to get back at me with the driveway. HOA is requested to produce recordings of community meetings held on February 25, 2020 in accordance with Clause: NRS 116.3108. The HOA violates my First Amendment right to lawfully gather and make appeal. And threatened me.

6. I attended the hearing to ask the HOA to explain why they threatened me and accused me of harassing the HOA, but the manager of CAMCO refused to discuss the issue. Lucille asked to discuss my driveway and gate in an attempt to intimidate me into a hearing into voter fraud.

7. During the hearing, Lucille refused to discuss the issue and instead tried to threaten me with permits to build driveway and gate. Audio Exhibition Mar.23.2021 hearing.

8. The purpose of my election was to investigate election cheating from the very beginning, and the form I filled in for the first time can prove my election purpose (Exhibit-72). But the CAMCO manager asked me to remove the election fraud content, saying I had no proof and was defamatory. Because the HOA has repeatedly refused to show the votes of the four electors, I really do not have enough evidence. Some of the content was removed for fear of the defendant. But in the end, I got the board with the most votes. This is enough to prove that people don't like the original board.

9. I did not discuss with William for personal gain. Subject to Clause: NRS 116.31065. It's perfectly legal for our community to build a driveway. It was Kathy and David who refused the election fraud investigation and sent William to contact me with a request that all communications go through William. NRED0045

William forwarded ACR applications from all community residents which is laughable and stupid. Exhibition-70. It is ridiculous for the HOA to require me to pay William P. Right's fees. I think the HOA is trying to force me to stop investigating election fraud.

10. In 2021. My first lawyer negotiated with the insurance company. I don't remember William attending the meeting. I just remember that the HOA lied to me and said that the construction driveway of our neighborhood 9297 Ardoa Ave. and 9307rdoa Ave. was built by KBHome and neither was approved by the HOA.

On November 9, 2023, in another settlement meeting, the HOA changed its story and said that the construction driveway of my neighbors 9297 Ardoa Ave. and 9307rdoa Ave. had been approved by the HOA, but the HOA would require these owners to remove all of them. I think the HOA is lying to me again. The neighbors who get the application are unlikely to agree.

It was the dishonesty of the HOA and the unprofessionalism of William Wright that caused the HOA to waste a lot of money.

11. Yes.

12. Yes

13. I recall that the court dismissed my claim on the grounds that it could not be resolved in small claims court. That doesn't mean the HOA is doing the right thing.

14. I contacted HOA. I don't remember contacting William P. Right.

8/16/2022. I found that adding gravel under the door as required by the HOA resulted in no drainage in my backyard. I sent a message to the HOA and found out the backyard couldn't drain. On August 20, 2022 asked HOA to solve my drainage problem. Because it was all HOA discrimination and retaliation for me constantly giving me fines

and forcing me to put rubble under my door that put my family and my community at risk.

I asked to be able to remove the rubble and put in the same driveway as my neighbor. This is not only beautiful but also helps to drain water. Cyndi, the manager of CAMCO, found a serious error in the HOA's decision and refused to discuss the drainage issue with me, asking me to talk to their lawyer, which I refused. Because I think these are private issues that shouldn't use the resources of lawyers in the community. This is a serious waste of community money. The [Exhibition: 10](#). That's why the legal fees in the community are always so high. Kathy hired William to defend their mistakes. As long as they know they have a problem, they use the community's money to hire lawyers to defend their mistakes. Avoid taking responsibility.

On 8/26/2022, in order to evade the responsibility for causing my home to be unable to drain water, HOA issued a false document saying that I had completed the renovation of the backyard, attempting to deceive the community residents. The danger has been ruled out for [Exhibition-36](#). HOA I think has gone crazy. They're a total liar.

15. The HOA is lying when it accuses me of wasting community funds, and I was elected to the board for the first time in May 2021. But the HOA didn't let me into the meeting room. August 25, 2021 was the first time I entered a community meeting hall. William P.Wright was hired by Kathy on 8/23/2021 and was not discussed through a community meeting. I always hope to communicate with HOA directly to discuss community issues, but HOA requires me to forward William P.W. right due to discrimination, which leads to such high lawyer fees. The ARC of the community is forwarded by William. That's what the HOA is trying to do to intimidate me and stop investigating election fraud.[Exhibition-70](#)

16. The First Amendment gives me the right to attend community meetings to address issues. The HOA deprived me of my legal rights. And I think I'm speaking for the good of the community. [Exhibition-69](#)

17. I gave a simple response

18. So far, HOA has not replied to my information about the first community election and how many votes each of the four electors received in the 2018 election. And 2017 election information. HOA didn't give me the information I needed for case 2023-227. And refused to answer my questions. [Exhibition- 71](#)

19. I feel that your disciplinary treatment of me is unfair. You can't even provide me with the information I need. I hope you don't listen to William P.W. right's one-sided story. The driveway is definitely legal. And I did it after my own property and community was in danger and after being cheated by the HOA and beaten by the HOA and I had no choice but to take action and build the same driveway as my neighbor. I think this is an emergency. Everything I do is for the safety of the community. I think safety is the most important thing. And the purpose of the HOA is to use the safety of my family and the community to force me to do so, as long as the HOA does not discriminate against me and complies with **NRS 116.31065**. The community wouldn't have spent so much money blocking my legal rights. I think everything is the HOA's fault. I hope you won't judge me differently than my neighbor just because I don't speak English,

20. It was HOA's revenge on me to cover up the election fraud that led to massive losses in the community. You can listen to the recording of the special session. It was supposed

to be about re-election, but the owners were all talking about parking in the neighborhood. The HOA not only refused to record the real situation but also deprived me of my legal authority. HOA Violation: [NRS 116.31065](#).

21. My intention to run for board is made public, Exhibition-72 and Exhiemes-12. More than twice as many people voted for me as David. The proposal I talked about on February 21, 2023 is fully compliant with the terms: [NRS 116.31083](#) and [NRS 116.3108](#) are solely for the benefit of the property owners in the community. It was Kathy and David who violated clause NRS 116.3103 and blocked my speech for the maximum benefit of CAMCO. It was the HOA who retaliated against me in order to cover up their efforts to deceive the court, deceive the community that they had changed the building rules to build the driveway, and prevent me from investigating HOA's election fraud. [\(HOA please show me the rules that says the driveway can't be more than 30 inches wide. I want to know when the vote was taken, how many voted for or against it, and the recording of the meeting.\)](#)

I hereby declare that my actions are protected by the First Amendment. I have the right to speak to the government. And I'm a board member and everything I've done is in line with my campaign platform. It is my duty to investigate election fraud. I'm going to tell homeowner the truth in full compliance with the terms: [NRS 116.3103-1](#) more than twice as many homeowner voted for me as David, and everything I do is supported by the voters. The HOA hired William P. right solely to cover up election cheating and intimidate me. Kathy and David and CAMCO should pay for it. I've never heard the board talk about community issues needing to go through a lawyer, which is laughable.

21. I don't think the community has had a legitimate HOA election since 2018.
1. The HOA violates clause [NRS 116.3103-2-c](#), with four electors up for election in 2018. It is illegal for David to become a board member without being elected. All it takes is for the HOA to show me the vote records of four people in 2018 to prove I'm right.
  2. HOA violation: [NRS 116.31034-3](#) Our community elected three board members at the same time in 2017. So elections should be held every two years. Now we have elections every year for two-year terms, which is wrong. So I think all the new regulations created by the HOA after the 2018 election are illegal. It is also illegal to fine residents of the community (I confirmed with the first board that all three of them were board members at the same time).
  3. Elections in 2023 will also be illegal. Violation of Clause: [NRS 116.31034-12](#). [Exhibit-25](#)

22. The documents I ask HOA to produce are in full compliance with the terms: [NRS 116.3108-3](#) and [NRS 116.3108-4](#) and NRS 116.3108-6 and NRS 116.31083-4.

23. I am a taxpayer of the United States, and although I do not speak fluent English, I believe that I am protected by the First Amendment, and that I have the right to lawfully meet and speak and appeal to the HOA. The HOA did not give me time to make my presentation and hear my appeal. It's totally discriminatory. The goal is to cover up voter fraud and to double charge fees and impose arbitrary fines. [Exhibition-60](#) and [Exhibition-69](#)



**Discipline authorized**

**HOA pursuant to the provisions of**

NRS 116.3108-2;NRS 116.3108-3;NRS 116.3108-4;NRS 116.3108-12  
NRS 116.31034-1; NRS 116.31034-2; NRS 116.31034-8;NRS 116.31034-12  
NRS 116.3103-2-c

NRS 116.31031-1-a-2; NRS 116.31031-1-b-2;NRS 116.31031-8; NRS 116.31031 ;  
NRS 116.31031-4-b-2

NRS 116.31083-4; NRS 116.31083-7; NRS 116.31083-8-e; NRS 116.31083-12  
NRS 116.31065-1;NRS 116.31065-4;NRS 116.31065-5;NRS 116.31065-6;

SAN SEVERO HOA BYLAWS -ARTICLE 12 AMENDMENTS

NRS 116.31036-3 .I neen attorney.

§ 805. Communication in connection with debt collection

待定的违规条款:

NRS 197.090 and NRS 197.120 and NRS 197.150 and NRS 197.160 and  
NRS 197.170 and NRS 197.130

NRS 205.320 and NRS 207.280 and NRS 200.481

NRS 613.330-1-b

## Statement of case

First of all, I come from a dictatorial socialist country, so I have a strong aversion to dictatorships and despotism. After coming to the United States, many people helped me and made me feel happy about democracy and freedom. But the HOA made me feel like I was back in China. Dictatorship, fraud, monopolies, and corruption have taken their toll on the residents of this community. So I did something, I wanted to try to give back to American society and some of the people who helped me. I want to do one thing: honestly tell the community what's going on.

1, November 5, 2018 Community elections. I also attended the meeting out of curiosity. In the meeting, I proposed that it is illegal to nominate a board member without participating in the election. The HOA was explained by Cyndi as to why some people can become board members without participating in the election, and I was laughed at. In 2022, I asked the HOA for a recording of the 2018 meeting, but there was no recording of me asking the question and Cyndi answering it. I asked the HOA if the recording had been altered and the HOA refused to answer my question, so this is beyond my comprehension)

2, end of 2018. (The specific time of driveway construction proposed for the first time can not be confirmed), in order to reduce the parking disputes between neighbors and me. I offered to build my own driveway like my neighbor did without a door. Cyndi refused to use it for parking. Cyndi told me it was okay to put in a driveway but not to stop the car, and I thought it lost the point of putting in the driveway so I gave up.

3, In 2019, all homes only need to have one tree in front of the door, but the HOA requires me to have two trees. I did what the HOA told me to do to avoid conflict.

4. In 2019, the HOA required me to show all the permits given to me by the CLARK COUNTY DEPARTMENT OF BUILDING for my Patio. I refused. Because I think I have completed all the applications for HOA, and the materials required by HOA belong to my personal privacy. I have spent a lot of money for designers to design them, and every process has been checked and approved. However, the HOA did not give up retaliating against me, specifically requiring me to attend the hearing and refusing to me recording. In order to avoid conflict, I finally presented all the materials and hired an interpreter, which resulted in my loss.

5. In 2019, I received an election notice telling me that I could participate in the election board, but I found out that the election had passed the deadline for the election.

6. From 2019 to 2021, I applied for driveway and gate similar to my neighbor's many times, but HOA still rejected it. This made me feel very disappointed, so I think I was the one who brought up the election fraud and was retaliated by the HOA.

7, 2020 Because HOA refused me to build the same door and driveway as my neighbors, I thought it was discrimination, so I started the door construction and informed HOA that I started the construction. I got a notice from the HOA asking me to stop working on the driveway.

8. The HOA allowed me to build the door but refused me to build the driveway on condition that the distance between the door and the ground should not exceed 6 inches. Exhibition-55

11. After I told the HOA that the distance between the door and the ground did not exceed 6 inches, the HOA changed the clause to change the distance between the door and the ground to be controlled under 2 inches in retaliation for me. (I think this is an obvious act of revenge). Exhibition-54

10, December 11, 2020, HOA asked me to attend the hearing, no board attended. Violation of Clause: NRS 116.31031-8.Exhibition- Recording

11, after receiving HOA fines and increasing.

12. I sued the HOA without mediation, which resulted in the court finally being unable to accept my case

13. 13, 2021, I began collecting signatures from community residents asking the HOA to allow me to build a driveway similar to my neighbor's. During the signature collection, many property owners complained about the HOA violation to fines in our community, which made many neighbors very frustrated, so I started collecting signatures to ask the HOA to fire CAMCO and re-elect. I collected a total of 54 signatures from my neighbors, plus my own, 55 owners calling for the dismissal of CAMCO and a new election. Exhibition-6

14. On February 14, 2021, I attended a community meeting and asked the HOA to produce the 2018 election information and asked the HOA to explain why my neighbor could build the driveway and the door while I could not build the same driveway. Blocked and driven away by CAMCO employees, the HOA denied me my First Amendment right to free speech and opportunity. The HOA also framed me for disrupting a community meeting.

15. I attended the hearing on March 23, 2021. Exhibition-recording-Mar.23.2021 hearing. But Lucille, the CAMCO employee, said not to talk about me breaking the law at the community meeting in February, they wanted to talk about driveway and gate. I think the HOA wanted to use the driveway and gate to make a deal with me to stop investigating the 2018 election, so I said no. And I think the HOA is trying to intimidate me. The fines piled up after attending hearings without the board.

16. Because I sued HOA without holding a settlement conference with HOA first, the court did not accept my case.

17, I in order to be able to build driveway and gate like my neighbors. I hired a lawyer who said that two to three thousand dollars would make the HOA correct the mistake. He told me that the HOA has super collection claims, and if the HOA issues a ticket, it should pay the fine first, and I followed the advice. I paid the fine. The fine was over a thousand dollars. HOA Violation: NRS 116.31031-1-b-2

**18. On May 4, 2021, the HOA claimed that the ARC would change the driveway construction rule on June 4, 2023. (Did not show what to vote for the change, did not show by whom to vote, and did not show how many were against and how many were for) Exhibit-48. I believe the HOA lied to all community residents and the court to win Case No. : 20A003585. We never had a clause like that in our community.**

19. On May 6, 2021, HOA held a special meeting at my request, during which HOA took advantage of the epidemic and only allowed me to participate in the meeting on the phone. I attended and talked with CAMCO employees, but I found that HOA refused to allow me to participate in the meeting on the same channel as other owners, and HOA refused to talk about the issue of re-election. Lucille also refused me to speak, and only explained my other minor questions. And quickly concluded the meeting. Kathy and David are in violation of clause: NRS 116.3108 refusing to hold a new election. The HOA took advantage of the epidemic to hold a fake special meeting and exclude me as the convener. Exhibition- Recording -May6, 2021, special meeting

20. May 16, 2021. I got the highest number of votes from the community residents and successfully became a board member. But the HOA refused to recognize my election success and locked me out of the meeting room.

**21.** On August 23, Kathy and David hired William P. right as their attorney in order to refuse to investigate the 2018 election fraud. And required me to go all the way through William P.W. right. (at the time I thought he was the mediator and didn't realize he was the lawyer David and Kathy hired for themselves using community funds, and later I thought he was completely biased in favor of Kathy and David and CAMCO only to find out he wasn't the mediator. He has been assisting Kathy and David and CAMCO in refusing to produce 2018 Election Information) HOA and Kathy and David and CAMCO in violation of Clause: NRS 197.120

22. On August 25, the 2021 community meeting was held, which was the first time I attended the meeting as a board member. At the meeting, Cyndi constantly challenged me and refused to allow me to speak, explaining that the reason for not re-election was that there were 20 signatures that were not qualified, but refused to tell me that the 20 signatures were not qualified. David agreed with Cyndi and testified for CAMCO. Exhibition- Recording-Aug,25,2021.Recording of community meeting

23. After that, I hired a lawyer and asked the HOA not to reject my application driveway because I investigated election fraud. Mediation was unsuccessful, and the HOA asked me to tighten the gap in the gravel door by two inches. The attorney told me that I would have to pay another \$80,000 or so to continue the appeal. I don't think it's worth it, and my lawyer didn't get the HOA to show that 20 of the 55 owners asking for HOA re-election signatures were not legitimate. So even if I win the case, the community will pay the legal fees of about \$80,000. After that, if the community pays for it all, it's \$160,000. I think it's bad for the whole neighborhood. I compromised for the good of the community and put gravel between the door and the ground.

13

24 July 25, 2022. Cyndi added William to the email and refused to settle. Asked me to contact William W.Pright to negotiate, which I felt was a waste of community money so I refused Cyndi's request. NRED0229 and Exhibition-19

24. In August 16, 2022. I reported an incident in which my backyard was flooded and wanted to be allowed to remodel my backyard and park my car into it, as well as drive into the backyard like other neighbors and refund part of the fine. But the HOA refused to settle with me. Still asking me not to park and go into the backyard. And resigned from the HOA. This is in violation of clause NRS 116.31031-1-a-2. Exhibition-29 (I have made substantial concessions and waived my legal rights for the benefit of the community)

25. On August 26, 20/2022, I reminded the HOA that I had made a huge sacrifice to give up my legal rights and interests in order to settle the dispute. As long as the HOA allowed me to build the backyard and park in the backyard and refund part of my fine, if the HOA did not agree, I would immediately build the same driveway as my neighbor. Exhibition-29

26. HOA not only discriminated against me and rejected my request, but also informed me that the backyard drainage had been successfully rebuilt in order to deceive the community residents that there was no danger. The Exhibition (36).

They're obviously discriminating against me because I won't say so.

27. In order to eliminate the danger and avoid having to directly communicate my personal problems with William P.Right, I hired another lawyer to negotiate with the HOA. But the HOA insisted that I not run for board as a condition, and I don't think the HOA is trying to address community safety at all. The HOA is just trying to threaten my withdrawal from the HOA with the safety of my family and the safety of the entire community. To get me to stop investigating HOA violations. The negotiations failed.

29, 1/11/2023 I report again that my backyard cannot drain due to the rain and that the entire community and residents are in danger. But on 2/3/2023, CAMCO manager Karen McClain refused to address the hazard for me and said my drainage problem had nothing to do with the HOA. Exhibit-73:

30, 2/21/2023 When I attended a community meeting to reflect community issues and was violently removed by CAMCO employees, the HOA violated my First Amendment right to free speech and assembly. And violate clause NRS 116.31083-5

31, 5/16/2023 Community meeting, CAMCO again sent staff to bar me from the meeting hall. To deny me my First Amendment rights. This time, CAMCO employees not only refused me entry to the SAN SEVERO Community meeting hall, but also beat me. And lied to the police about assaulting a CAMCO employee. HOA violation: NRS 197.090 and NRS 207.280

32. I feel I have exhausted all options and I think the safety of my family and community is the most important. I hired workers in June to start building a driveway similar to the one in the neighborhood to remove hazards. I notified the HOA before I started building driveway, and I didn't do anything to hide it.

33. CAMCO announced its departure from our community and was informed by William.

34, 8/15/2023 I attended the hearing that HOA arranged for me and only two board members held for me. At the hearing, HOA refused to tell me how to correct it and only said that I violated the regulations. But in fact, the HOA is already in violation of Regulation: NRS 116.31031-8

35 . In retaliation for my continuing to investigate election fraud, the HOA later fined me more than \$100 each time, bringing the total amount to more than \$1,000, in violation of the clause: NRS 116.31031-1-b-2. The purpose of the HOA is to pressure me stop to investigating election fraud in order to prevent me from investigating HOA's repeated election fraud over the years. Violation of terms: NRS 116.31065-4 and NRS 116.31065 and NRS 197.090

I'm under the impression that the HOA has been denying me access to community hearings for at least a year and a half. HOA violation: NRS 197.090

36. I refuse to admit that I owe the HOA any fees. But the HOA kept harassing me in order to insist that I leave the HOA and stop investigating their election fraud. Violation of Clause 805 Communication in connection with debt collection

37. EPIC rejected my proposal for a community discussion, and EPIC tried to stop me from investigating election cheating.

38. EPIC refused to allow public companies to participate in the community bidding, and only allowed companies that EPIC themselves recommended to participate in the community service bidding. And with the approval of Kathy and David.

Summary: CAMCO, Kathy, David, and EPIC and William P. right are an organized crime group with a clear division of labor to cover up and pass the buck to each other. They conspired to prevent me from investigating voter fraud and working for the best interests of the community. That includes blocking discussion of the \$30 application fee. Selling zero-hour parking certificates at high prices and refusing to provide invoices (in our country, business operations are limited, I don't think HOA has the power to sell goods to owners. This is beyond the HOA's experience). And refused to allow more companies to bid in the community.

If each household will apply once a year, CAMCO would receive at least \$10,000, and if CAMCO controlled 300 similar communities, it would make more than \$3 million in additional revenue. If this is CAMCO's national behavior then they're going to get a lot more extra revenue.

Illegal fines are also a huge source of revenue, as specified in clause NRS 116.31031-1-b-2.

In case #24-037, which I did not know until 11/9/2023, the HOA's four requirements for settlement:

1) Remove the driveway, 2) no parking in the driveway, 3) move my door down 4 centimeters, and 4) build two lanes no more than 30 inches wide.

1/5

I believe that these requirements of the HOA violate the terms: NRS 116.31065-1 and NRS 116.31065-2 and NRS 116.31065-4 and NRS 116.31065-5 and NRS 116.31031-1-a-2. I will not grant the HOA's request. Because these demands are all illegal, and they're all an act of revenge against me. I get the most votes on the board in every election, but Kathy and David and CAMCO and EPIC have joined forces to deny me a position as president, secretary, and Treasurer, apparently in a joint effort to control the HOA.

My actions were entirely reasonable when, by all means, my family and the entire community were in danger. Totally in the interest of the community. Safety is always the first priority. I used to have the HOA scheme implemented, but it turned out to be completely wrong. And the HOA rejected the settlement agreement and refuse returned me \$1,350. And asked me to resign as a condition. I don't trust Kathy and David anymore.

#### SAN SEVERO HOA BYLAWS -ARTICLE 12 AMENDMENTS

Except as otherwise provided herein, new Bylaws may be adopted or these Bylaws may be amended or repealed by the vote of a Majority of the Members, or by the written consent of such Members. Notwithstanding the foregoing, no material amendment to these Bylaws shall be made without

(i) the approval of at least 51 % of the Eligible Mortgagees and (ii) the consent (by vote or written consent) of Members representing 67% or more of the voting power of the Members of the Association.

The term "material amendment" as used herein shall be defined to mean additions or amendments to

provisions of these Bylaws which establish, provide for, govern or regulate any of the following:

(a)

voting; (b) assessments, assessment liens, or subordination of such liens; (c) reserves for maintenance, repair and replacement of Common Elements; (d) insurance or fidelity bonds; (e) rights to use of the

Common Elements; (t) responsibility for maintenance and repair of the several portions of the Property;

(g) expansion or contraction of the Property or the addition, annexation or withdrawal of property to or

from the Property; (h) boundaries of any Unit; (i) the interests in the Common Elements; (j) convertibility

of Units into Common Elements or of Common Elements into Units; (k) leasing of Units; (l) imposition

of any right of first refusal or similar restriction on the right of an Owner to sell, transfer, or otherwise

convey his Unit; or (m) any provisions which are for the express benefit of Eligible Mortgagees or Eligible Insurers on any Unit. Any Eligible Mortgagee who receives a written request to approve additions or amendments who does not deliver or post to the requesting party a negative response within

30 days shall be deemed to have approved such request.

Notwithstanding the above or any other article of these Bylaws, the percentage of the voting power of the Association or of Members other than the Declarant necessary to amend a specific clause or

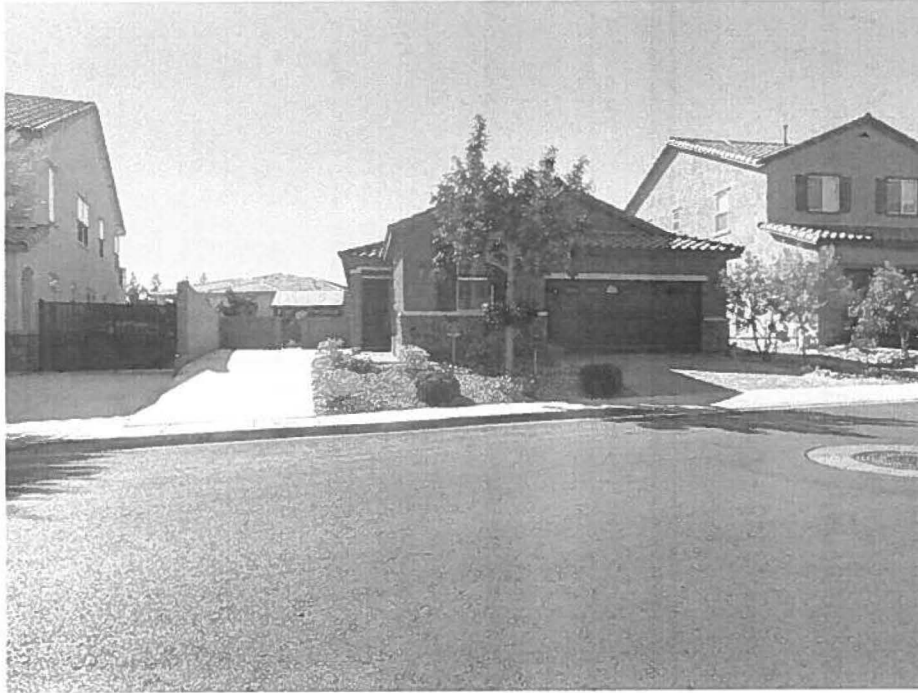
provision of these Bylaws shall not be less than the prescribed percentage of affirmative votes required

for action to be taken under that clause or provision.

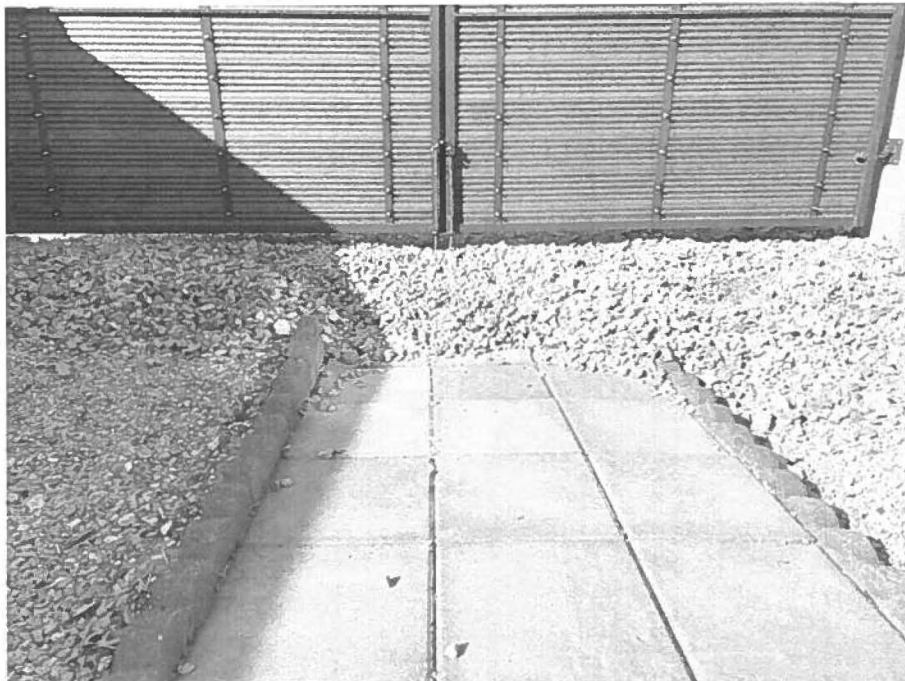
Furthermore, any amendment of the Bylaws during the Declarant Control Period shall require the prior approval of the VA and/or HUD to the extent necessary to meet any VA and/or HUD requirements

applicable to the Project.

116  
Exhibition(2)



Exhibition(16)





17  
**Exhibition-28**



Exhibition-70

**FW: ARC -San Severo - 9386 Barcolobo [IWOV-iManage.FID1153857]**

William P. Wright 的文件夹

搜索所有带有 William P. Wright 的文件夹 标签的邮件

从该会话中删除 William P. Wright 的文件夹 标签



**William P. Wright** <wwright@maclaw.com>

2021 年 9 月 13 日

14:22

发送至 我

翻译成中文

Director Lin:

†8

Attached is an ARC application for your review. The backyard landscaping was completed in 2018.

Regards,

### Exhibition-29

Yun Lin <[77linyun@gmail.com](mailto:77linyun@gmail.com)> 于 2022 年 8 月 16 日周二 08:00 写道 :

Dear HOA'Board

I'am yunLin. As I am also a board member of the community, I must consider the interests of the community. Civil suits cost the community more money, so I want to try again to settle and ask for a hearing. Hopefully after the community meeting 8/25/2022.

My conditions are as follows:

1) Allow my backyard remodeling plan. Can solve the drainage problem.  
By CCR Section 12.2

2) A refund of the fees promised to me at the Settlement Conference, and refund of the \$200 extra fines . One thousand five hundred and fifty dollars altogether.

HOA give me the lien it was illegal. Violation CCR Section 18.3 -a

The HOA gave me the hearing but no board attended. Violation NRS 116.31031-7

The fine is over a thousand dollars . Violation NRS 116.31031-1-b-(2)  
And Violation NRS 116.31065-1 and NRS 116.31065-2 and NRS 116.31065-2 and NRS 116.31065-4 and NRS 116.31065-5 and NRS 116.31065-6 And NRS 116.31031-10

3) Get rid of two tickets because these is one case.

4) Allow me drive into my backyard. By NRS 116.31031-1-(a)-(2)  
Because my neighbors can drive into their backyards. So I don't want to be discriminated against by the HOA

5) Regarding the terms of cross the curb, I require the same treatment as all other homeowners. I don't accept any additional terms because I don't want to be discriminated against.

By NRS 116.31031-1-(a)-(2)

6) I will not make any compensation to CAMCO.  
It makes no sense for me to compensate CAMCO. Because CAMCO is supposed to provide services to our community and our current predicament is caused by CAMCO's unprofessional legal advice. CAMCO did not require the board by the terms of NRS 116 and CCR to make the decision.

In return I will forgo any alterations to the front yard.

I hope HOA know that in order to meet the HOA requirements, I had to give up in the same quality driveway as the other owners. And to meet the HOA's requirements and to solve the drainage problem I had to make alterations in my backyard, which would cost me a lot of effort and money. I made a huge sacrifice. All because I don't want the community to pay more for it. I want you to make a decision in favor of the community based on the terms of the terms NRS 116.3103-1.

I hereby strongly protest the discrimination against me by the HOA. If you cannot agree to these terms I will have no choice but to go to court. Because I don't want to put my property at risk and I don't want to be discriminated against, I hereby declare that I don't want to be treated differently or discriminated against. So I'm asking the HOA to stop discriminating against me. If the HOA continues to violate my legal rights and interests, I will take a lawsuit to resolve the dispute and make the following demands: by small claims under rule 5.6

- 1) Indemnification of all attorney's fees.
- 2) Compensation for lost work
- 3) Mental compensation
- 4) All other damages caused to me by the HOA's unreasonable demands and discriminatory policies against me.

ON 8/25/2022 is the final settlement signing time opportunity. This case has gone on too long, and if the HOA walks away from this settlement. Make unreasonable and discriminatory provisions against me. I will begin civil court proceedings immediately. I hope HOA will make the decision that is best for the community in accordance with Article NRS 116.3103-1. Stop the retaliation and discrimination against me.

The settlement agreement is very simple, so I hope the HOA and me can draft one together. We don't need a lawyer.

And I am notifying HOA right now that if you continue to reject my reasonable proposal, I will immediately finish driveway my front yard, because your misguided decision has prevented my backyard from draining water, putting my property and the entire community at risk. The HOA will be responsible for all the results. Let God and the courts decide who is right.

20

**SAN SEVERO HOMEOWNERS ASSOCIATION**  
P.O. BOX 400518  
Las Vegas, NV 89140  
Main Phone: 702-531-3382 Fax: 702-531-3392

### **Exhibition-36**

Date: 8/26/2022 4:08:01 PM

Project Ref: [80300158] 9217 VERDUGO RIDGE CT.

RUI WANG & YUN LIN  
9217 VERDUGO RIDGE CT.  
LAS VEGAS NV 89148

Dear **RUI WANG & YUN LIN**,

For the listed project item(s):

#### **Backyard plants and concrete pad**

Thank you for completing your project. We wanted to let you know that we have received confirmation that your project has been completed according to the CC&Rs of SAN SEVERO HOMEOWNERS ASSOCIATION.

Please retain this letter in your files. If you have any questions regarding this matter, please contact our office at 702-531-3382.

On behalf of the ACC Committee  
Sincerely,

2/21

Exhibition-69

## **SAN SEVERO MEETING proposal**

收件箱

搜索所有带有 收件箱 标签的邮件

从该会话中删除 收件箱 标签

上庭文件

搜索所有带有 上庭文件 标签的邮件

从该会话中删除 上庭文件 标签

HOA meeting record

搜索所有带有 HOA meeting record 标签的邮件

从该会话中删除 HOA meeting record 标签

y

**yun lin <jacky.sanseverohoa@gmail.com>**

2023 年 2 月 1

日 08:00

发送至 Cyndi、 David、 Karen、 Kathy、 San

This is my proposal for the Feburary .Hope to join the discussion among member, thank you

- 1) Cancel the \$30 application fee. We have already paid CAMCO service fee.
- 2) A hearing must be held before suing the owner. According to the clause
- 3) The recording of the 3, 2/27/2022 special meeting is fake. It is a forgery.
4. Turn over the 2018 election records. I want the number of votes for each of the four electors
5. The pandemic should not be used to prevent business owners from speaking at community meetings.
  - A) The epidemic is long over

z 22

- B) The HOA does not treat the residents of the community fairly
- C) The HOA wants to falsify the minutes of the meeting, such as the minutes of the special meeting are falsified and untrue. (I have a recording of that day's meeting.)
- D) The owner has already paid and CAMCO can not use the pandemic as an excuse to refuse to serve the owner

6. CAMCO shall not use lawyers' resources without authorization. Community managers must send messages to three board members at the same time using the lawyer's resources

- A) Prevent CAMCO from abusing community resources and wasting community funds.
- B) Community owners are the ones who pay. board members have a right to know what community funds are used for.

7. Lin Yun is free to discuss community issues with other board members and manages them without forwarding documents through an attorney.

- A) It is ludicrous and discriminatory and intimidating to prevent me from investigating election fraud in 2018 and to unite 55 property owners to call for re-election and change of property management company.
- B) It increases the burden of community residents.
- C) This wrong decision has cost the HOA \$28,000.

8, Lin Yun should have a position.

- A, I think the HOA is discriminating against me by denying me the HOA position and refusing me to work for the owner of the SAN SEVERO community.
- A) prevent me from investigating 2018 election fraud and unite 55 property owners to call for a new election and change of property management company.

9. CAMCO have to give us the invoice.

- A. CAMCO refused to give invoices to the community owners when it sold the community residents' parking passes. I think they want to avoid paying taxes.
- B, CAMCO should provide the permit to sell the parking permit. I suspect that CAMCO and some board members are jointly obtaining illegal benefits.

10, 12/08/2022 The community meeting voted 100% to reject the increase of community fee, but CAMCO forced the increase of community fee violates the regulations:

11. Investigate whether any board member help CAMCO to arbitrary charges. I think if a board member refuses to enforce the provisions of the SAN SEVERO law, helps CAMCO gain improper benefits, or violates CC&R or NRS 116. Any

23 2

provision herein to assist CAMCO in obtaining undue advantage is unlawful and in violation of the provisions. These board members should all be removed from their positions

12, to support residents in building roads wider than 30 inches. According to the terms: I

A) I have been in favor of adding more parking without affecting people in the neighborhood. (Keep this document; it may be useful to you later.)

## Exhibition- 72

### Election Document

发件人: Lucille  
收件人: Sanchez <lucille.sanchez@camconeveda.com>  
发件人: "77linyun@gmail.com" <77linyun@gmail.com>  
发件人: McKensey Bagnell  
收件人: <mckensey.bagnell@camconeveda.com>  
日期: 2021 年 4 月 7 日 17:30  
标题: Election Document  
发件人: camconeveda.com  
发件人: nevadaassociationsservices.onmicrosoft.com  
发件人: 标准加密 (TLS) [了解详情](#)

英语

Mr. Yun,

We have received your candidate statement.

Page 2 of the document says your statement can not contain defamatory, libelous or profane information. Your statement does that by insinuating there was fraud during an election and illegal and unfair activity. Because there is no proof of your allegations these comments are merely your opinion.

We are giving you're the opportunity to correct your candidate form. You must eliminate matters concerning your home/address and remove any defamatory language that I mentioned above.

2 24

You must also indicate that there is an open litigation against the association on page 2 the first box with the highlights.

I have included a blank version of the form for you to fill out and return to us by April 23, 2021-the original deadline.

If you do not correct the statement, we will eliminate your candidate statement on page 3 for the election mailer and redact any other information that is defamatory.

*Thank you,*

**SAN SEVERO HOMEOWNERS ASSOCIATION  
BOARD CANDIDATE NOMINATION FORM**

*This form must be sent out to each unit owner at least 30 days before the preparation of election ballots.*

**CANDIDATE INFORMATIONAL STATEMENT**

Candidates have the option to use this space to tell units' owners a little bit more about themselves and why they should be elected to sit on the association's board of directors. This statement must be no longer than a single, typed page and cannot contain any defamatory, libelous or profane information. If completing by hand, please make sure the information is legible.

CANDIDATE NAME Yun Lin

1. The past election consist of fraud which has caused a lot of damage to SAN SEVERO COMMUNITY and will be very costly in the future. I think CAMCO should compensate us for the loss.
2. In my opinion, The past election of the HOA BOARD was illegal, the tickets signed and the sanctions imposed on the owners were illegal and unfair, and CAMCO management association have to refund all the illegal fines and all the SAN SEVERO losses to owners.
3. To hire a more professional service company, so that we can obtain more professional services without increasing fees.
My English is limited, but I'll take to my neighbor and help them if the rules allow. (WE HAVE TO DO EVERYTHING BY THE RULES)
I'm voting the board for neighborhood. This neighborhood needs a change. Someone needs to stand up for SAN SEVERO COMMUNITY. And I am that person. More than fifty of my neighbors have agreed with me.



# Exhibition-12

**SAN SEVERO  
 HOMEOWNERS ASSOCIATION**  
 PO Box 400518  
 Las Vegas, NV 89140  
 OFFICE (702) 531-3382 FAX (702) 531-3392  
 www.camconeveda.com

### Candidacy Disclosure Statement

3.) Why do you want to serve on the Board? (Optional).

- 1) Eliminate the \$30 application fee and it is incorrect not to give the homeowner a receipt.
- 2) The votes of the four candidates in 2018 should be made public; And 55 for the homeowners' demands should be met.
- 3) HOA must provide evidence to fine the owner, like a photo and have to give homeowner a hearing.
- 4) Community meeting minute must be truthful and complete all attorney correspondence must be recorded. The letter INOV-Manage.FID1153857, must be recorded.
- 5) Homeowners have a right to know why community attorney fees are so high.
- 6) I hope there are more parking for the homeowner. I object to the rule that the driveway can no more than 30 inches wide.
- 7) Board not the king or queen of the community, we have to be the servants of the community. We need follow CC&R and NRS 116. In any decision.
- 8) I would like to defend Articles NRS 116.31065 and SAN SEVERO HOA BYLAWS -ARTICLE 12 AMENDMENTS and the First Amendment to the U.S. Constitution.
- 9) I think I have the right to get a position for, serve with the community.
- 10) A \$4 monthly fee increase is unreasonable and I voted against it. And I was the only one at the meeting that day. So the number of votes against is 100%. The right thing to do is that the HOA should save on the lawyer's fees.

\*Note: Nothing cited in this disclosure is intended to prevent a potential candidate from running for the Board of Directors. Further, the Board will not prohibit a candidate from appearing on the ballot for failure to provide a disclosure statement, or for providing an inaccurate one or one with contents that is defamatory, libelous or profane. Should a candidate not complete a disclosure statement, or should it contain content believed to be defamatory, libelous or profane, the Board will note the fact in a statement to be included with election-related mailings. Further, a complaint may be filed with the Real Estate Division against the candidate who does not comply with the disclosure requirement.

**Homeinee Signature (Required):**

*[Handwritten Signature]*  
By signing this form I acknowledge that NRS 116.31024 requires a candidate to make all disclosures required by NRS 116.31024 in writing to the Association with higher candidacy information, and that the disclosures shall be distributed by the Association to each Member of the Association with the ballot, in the manner established in the Bylaws of the Association, for that candidate to be eligible for office. By signing this form I agree to allow the Association to release any of the information I have supplied on this form.

**MAIL OR DROP OFF COMPLETED FORM TO:**

**SAN SEVERO HOA c/o CAMCO**  
 4775 W Tecco Ave., Ste. 140, Las Vegas, NV 89118  
 or via email at [sansevero@camconeveda.com](mailto:sansevero@camconeveda.com).

**It is the candidate's responsibility to confirm that this was received by management.**