



**NEVADA REAL ESTATE DIVISION**

**COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS**

**OMBUDSMAN'S OFFICE**

**REPORTING PERIOD JULY 1, 2023 - JANUARY 31, 2024**

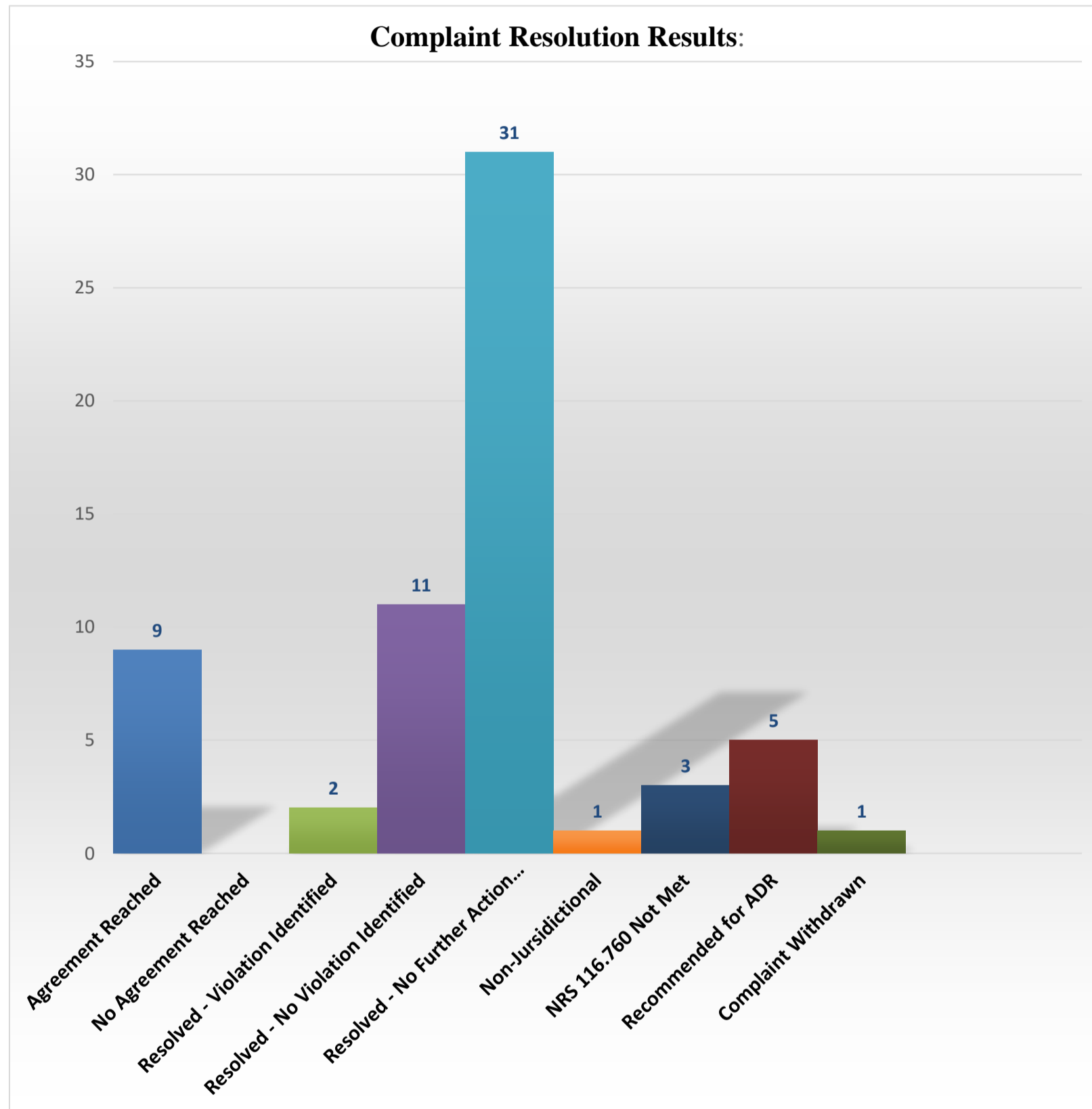
**FISCAL YEAR 24**

# Ombudsman Assistance Report

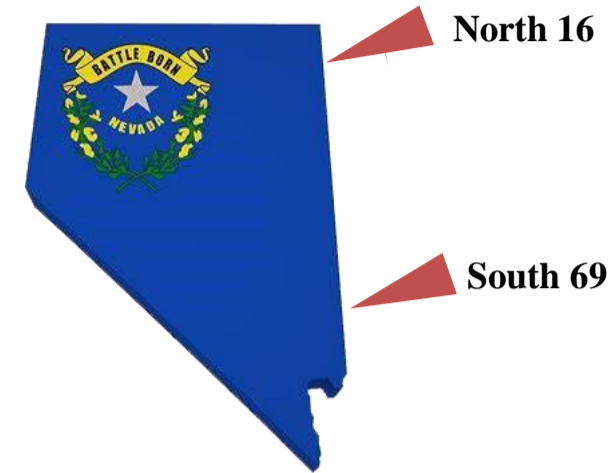
Report Date: 07/01/2023-01/31/2024

**Complaints Received**  
54

**Complaints Resolved**  
63



Total Affidavits Filed: 85



**North**

**TOP 5 ALLEGATIONS**

1. NRS 116.31184
2. NRS 116.31031
3. NRS 116.3113
4. NRS 116.31175
5. NAC 116.405

**South**

**TOP 5 ALLEGATIONS**

1. NAC 116.405
2. NRS 116.31035
3. NRS 116.31075
4. NRS 116.31086
5. NRS 116.31144

**AIII Assistance**

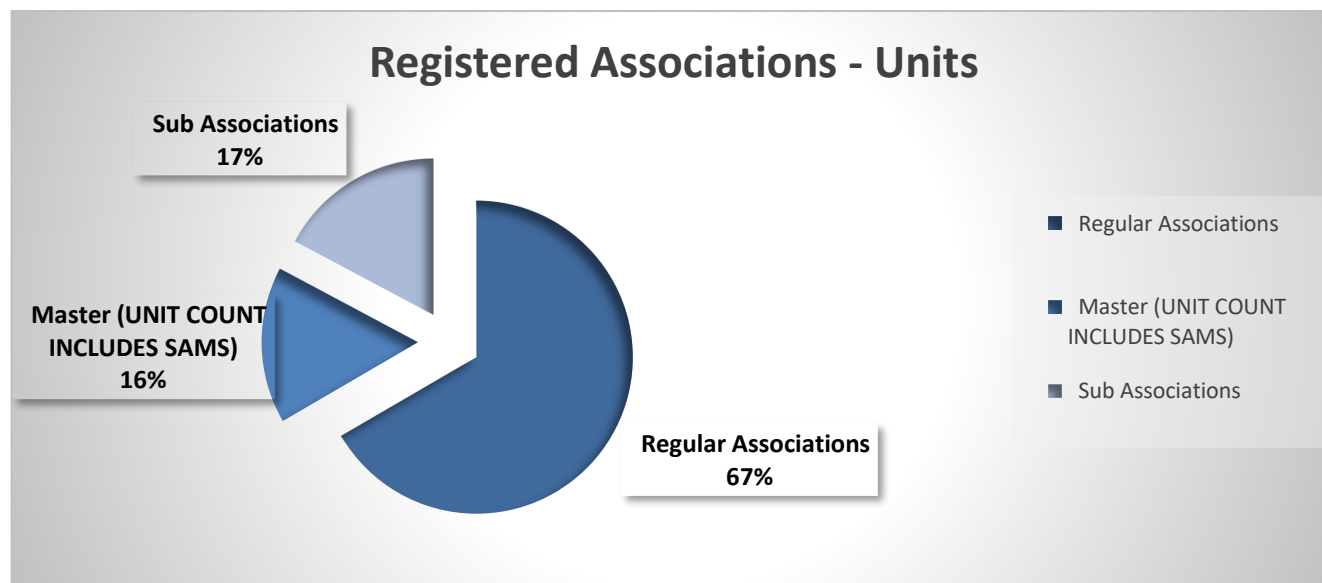
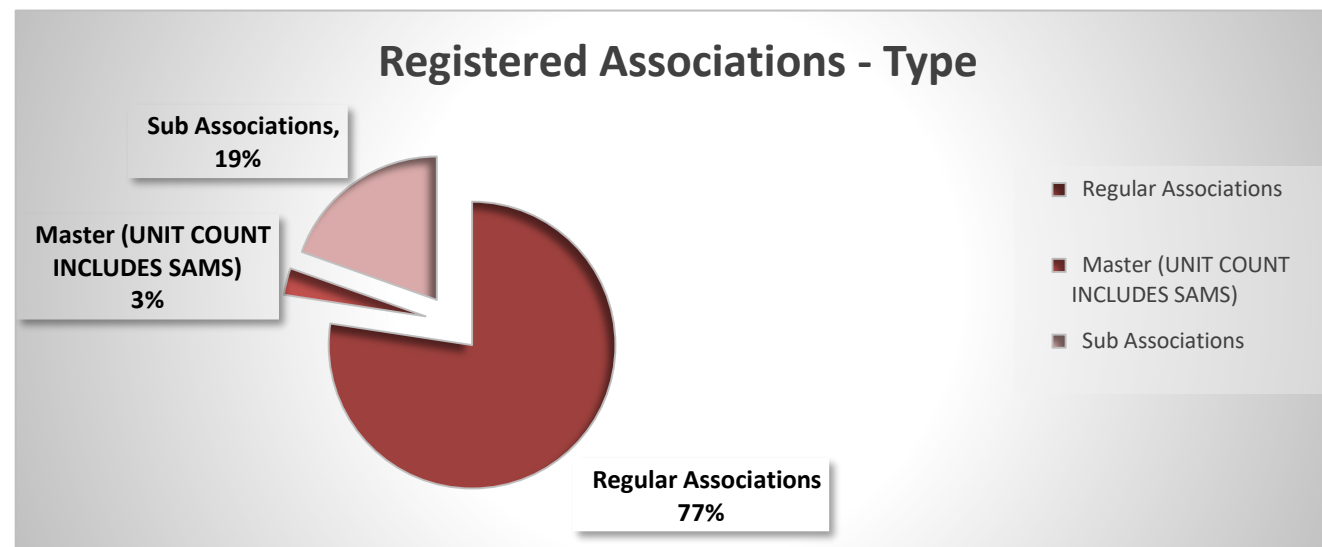
**WALK-IN: 134**

**PHONE CALL: 228**

## Homeowner Association Registration

HOA Types	Number of Associations	Number of Units
Regular Associations	2,837	405,034
Master (UNIT COUNT INCLUDES SAMS)	111	98,399
Sub Associations	717	104,655
Hotel Associations	10	6,328
<b>Total</b>	<b><u>3,675</u></b>	<b><u>614,416</u></b>

\*SAM = uses same board as master



## Nevada Associations by County

	Carson City	Churchill	Clark	Douglas	Elko	Humboldt	Lyon	Nye	Storey	Washoe	Grand Total
CONDOMINIUMS	12		438	20	3		-	2		200	<b>675</b>
CONDO/HOTEL			9							1	<b>10</b>
COOP			4						1	3	<b>8</b>
PLANNED COMMUNITY - CONDO/TH			7							1	<b>8</b>
PLANNED COMMUNITY - DUPLEX	3		24	1						6	<b>34</b>
PLANNED COMMUNITY - M/H			12					3		2	<b>17</b>
PLANNED COMMUNITY - SFD	40	1	2,142	32	6	-	11	5	1	266	<b>2,504</b>
PLANNED COMMUNITY - SFD/CONDO			14	1						4	<b>19</b>
PLANNED COMMUNITY - SFD/CONDO/TH			11							2	<b>13</b>
PLANNED COMMUNITY - SFD/MH			1	1						1	<b>3</b>
PLANNED COMMUNITY - SFD/TH			25	2	1					5	<b>33</b>
PLANNED COMMUNITY - SFD/TH/MH			1							-	<b>1</b>
PLANNED COMMUNITY - TWNHSE	14	-	264	13	3	-				56	<b>350</b>
<b>TOTAL</b>	<b>69</b>	<b>1</b>	<b>2,952</b>	<b>70</b>	<b>13</b>	<b>-</b>	<b>11</b>	<b>10</b>	<b>2</b>	<b>547</b>	<b>3,675</b>

### KEY

TWNHSE/TH    TOWNHOUSE  
M/H            MANUFACTURED HOUSE  
SFD            SINGLE-FAMILY DEWELLING

## Alternative Dispute Resolution Report - TOTALS FY24

### Claims

Carry over from previous years	<b>32</b>
Claims Filed	<b>YTD</b> <b>126</b>

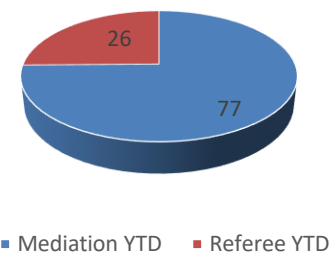
Resolution Request Methods	Mediation YTD	Referee YTD	Total YTD
Southern Filings	<b>77</b>	<b>26</b>	<b>103</b>
Northern Filings	<b>17</b>	<b>6</b>	<b>23</b>

YTD	
Responses Received	<b>110</b>
Number of Total Filings	<b>223</b>
Filing Fees Received	<b>\$ 10,900.00</b>

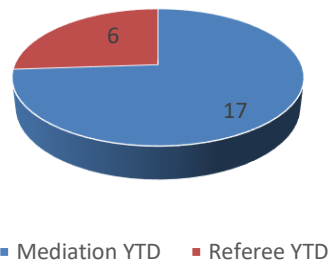
### Assigned Claims YTD

Mediation Assignments	<b>86</b>
Referee Assignments	<b>5</b>

ADR Southern Filings



ADR Northern Filings



### Closed Claims YTD Southern Nevada

Disposition of Closed Claims	105
Dismissed by Division	<b>3</b>
Dismissed by Mediator	<b>0</b>
Respondent Never Submitted a Response	<b>17</b>
Respondent Not Served	<b>7</b>
Referee	<b>4</b>
Successful Mediation - Agreement Reached	<b>23</b>
Settled Prior to Mediation	<b>2</b>
Unsuccessful Mediation - No Agreement	<b>42</b>
Withdrawn By Claimant	<b>8</b>

### Closed Claims YTD Northern Nevada

Disposition of Claims Closed	19
Dismissed by Division	<b>1</b>
Dismissed by Mediator	<b>0</b>
Respondent Never Submitted a Response	<b>7</b>
Respondent Not Served	<b>2</b>
Referee	<b>0</b>
Successful Mediation - Agreement Reached	<b>1</b>
Settled Prior to Mediation	<b>0</b>
Unsuccessful Mediation - No Agreement	<b>7</b>
Withdrawn By Claimant	<b>1</b>

### Subsidy

Applications Received	<b>156</b>
Invoices Approved for Payment	<b>69</b>
Invoices Paid	<b>\$ 25,803.50</b>

## Ombudsman Education and Training FY 24

### EDUCATION OFFICER

<b>TOTAL ACTIVE CE COURSES YTD</b>	<b>957</b>
Newly Approved Courses	28
Renewed Courses	25
Course Offerings*	56
Audits Conducted by Division	0
Educational Materials Created/Published on Website**	0

### TRAINING OFFICER

Training Topics Available on Website	30
Website Views (CIC pages)	6,134
<b>TRAININGS PROVIDED</b>	<b>0</b>
On-site (via Microsoft Teams)	0
Off-site (via Microsoft Teams upon request)	0
Reno/Carson City	0
Henderson	0
Las Vegas	0
North Las Vegas	0
<b>ATTENDEES</b>	<b>0</b>

\*Courses can be presented more than once. Division applies credits to each licensed attendee and tracks course evaluations.

\*\*Newsletters, flowcharts, handouts, brochures, manuals, FAQs, slide shows, guidance, etc.

\*\*\*The Education department has been vacant as of December 2022. Limited data is available until further notice.

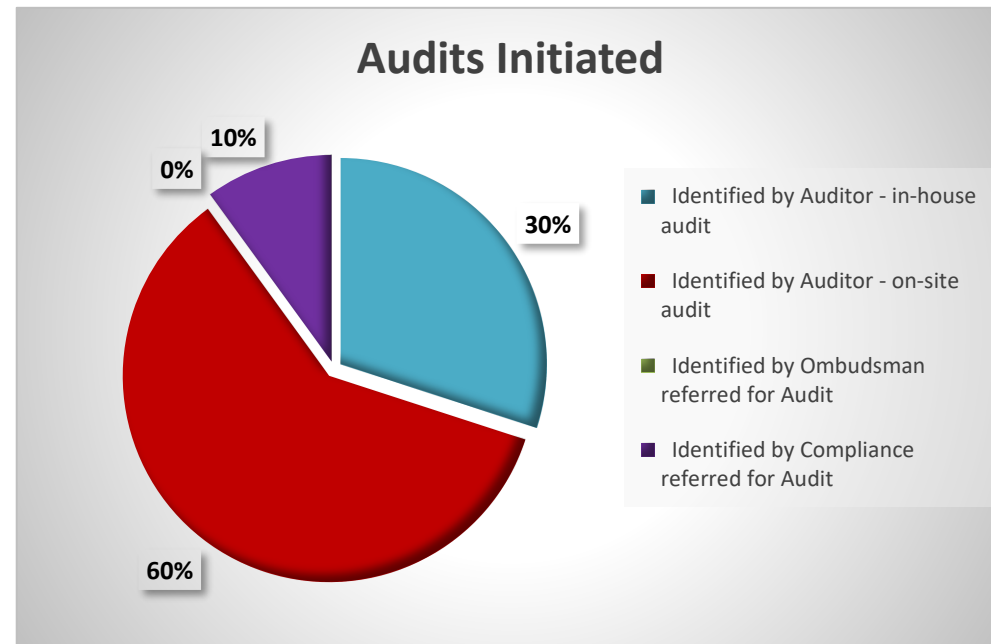
# Auditor Report

<b>FY24 &amp; Carryover from FY 23</b>		<b><u>5</u></b>
<b><u>Audits Initiated</u></b>		
Identified by Auditor - in-house audit		3
Identified by Auditor - on-site audit		6
Identified by Ombudsman referred for Audit		0
Identified by Compliance referred for Audit		1
<b><u>Total Audits Initiated</u></b>		<b><u>15</u></b>

\* Includes carryover audits included from previous year

<b><u>Disposition of Audits</u></b>	
Completed audits - compliance gained by Auditor	0
Completed audits referred to Compliance	9
<b><u>Total Audits Completed*</u></b>	
<b><u>9</u></b>	

<b><u>Special Projects</u></b>	
Financial Review - Association	1
Special Projects - Other	1
<b><u>Total Special Projects</u></b>	
<b><u>2</u></b>	



The Auditor analyzes association information submitted on forms submitted to the Division, determines areas of deficiency and subsequently engages the association in an audit. However, an audit may be initiated at the request of the Ombudsman, administrative staff, or investigator. The audit includes a review and analysis of the association’s governing documents, financial records, and other records requested, to identify areas of non-compliance. In addition to association audits, the Auditor may also assist the Ombudsman or Compliance section with association financial statement reviews and recommendations based on financial reviews on an as-needed basis.



**NEVADA REAL ESTATE DIVISION**

**COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS**

**OMBUDSMAN'S OFFICE - CIC COMPLIANCE/AUDIT SECTION**

**REPORTING PERIOD JULY 1, 2023 - JANUARY 31, 2024**

**FISCAL YEAR 24**

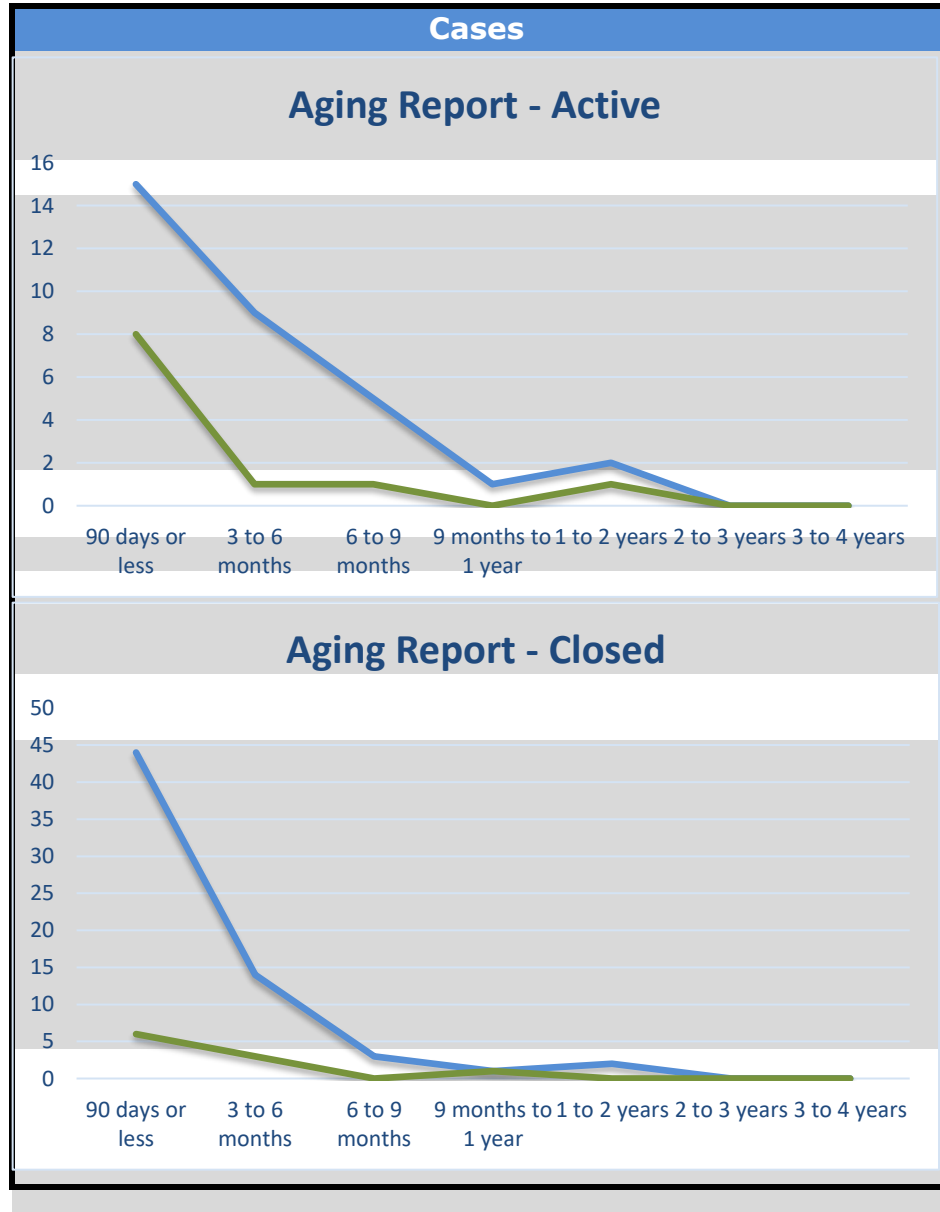


## INTERVENTION AFFIDAVIT

Cases	South	North
Cases Opened YTD	64	15
Total # of Active Cases	32	11
Total # of Cases Closed YTD	64	10

Aging Report - Active	South	North
90 days or less	15	8
3 to 6 months	9	1
6 to 9 months	5	1
9 months to 1 year	1	0
1 to 2 years	2	1
2 to 3 years	0	0
3 to 4 years	0	0
<b>Total</b>	<b>32</b>	<b>11</b>

Aging Report - Closed	South	North
90 days or less	44	6
3 to 6 months	14	3
6 to 9 months	3	0
9 months to 1 year	1	1
1 to 2 years	2	0
2 to 3 years	0	0
3 to 4 years	0	0
<b>Total</b>	<b>64</b>	<b>10</b>



## INTERVENTION AFFIDAVIT DEMOGRAPHICS

Active Cases South	
LAS VEGAS	22
HENDERSON	4
MESQUITE	0
NORTH LAS VEGAS	4
PAHRUMP	0
BOULDER	2
<b>Total</b>	<b>32</b>

Active Cases North	
RENO	3
CARSON CITY	
SPARKS	1
CRYSTAL BAY	2
INCLINE VILLAGE	3
STATELINE	1
ELKO	1
<b>Total</b>	<b>11</b>

Closed Cases South	
NORTH LAS VEGAS	4
LAS VEGAS	44
HENDERSON	15
PAHRUMP	1
<b>Total</b>	<b>64</b>

Closed Cases North	
RENO	6
SPARKS	1
CARSON CITY	2
STATELINE	1
<b>Total</b>	<b>10</b>

INTRV2 Closed Case Outcomes	Count of Local
<b>North</b>	<b>10</b>
INTRV2 CLOSED -PENDING INTRV3/CCIC HEARING	2
INTRV2 CLOSED - UNSUBSTANTIATED ALLEGATIONS	5
INTRV2 CLOSED - RECOMMENDATION FOR HEARING	0
INTRV2 CLOSED - NO VIOLATION	0
INTRV2 CLOSED - LETTER OF INSTRUCTION	2
INTRV2 CLOSED - NONJURSDICTIONAL	0
INTRV2 CLOSED - DIVISION RESOLVED ALLEGATIONS	1
INTRV2 CLOSED - CDL ISSUED	0
<b>South</b>	<b>64</b>
INTRV2 CLOSED - RESOLVED ALLEGATION	2
INTRV2 CLOSED - NO ALLEGATIONS FOUND BY SUPERVISOR	1
INTRV2 CLOSED - DUPLICATE CASE/RESOLVED ISSUE	0
INTRV2 CLOSED - UNSUBSTANTIATED ALLEGATIONS	17
INTRV2 CLOSED - PENDING INTRV3/CCIC HEARING	12
INTRV2 CLOSED - AT CLAMANT'S REQUEST	1
INTRV2 CLOSED - NO VIOLATION	4
INTRV2 CLOSED - CDL ISSUED	5
INTRV2 CLOSED - NON JURISDICTIONAL	2
INTRV2 CLOSED - LETTER OF INSTRUCTION	10
INTRV2 CLOSED - DIVISION TERMINATED INVESTIGATION	1
INTRV2 CLOSED - RESOLVED ALLEGATIONS PRIOR TO INTRV2	2
INTRV2 CLOSED - DIVISION RESOLVED ALLEGATIONS	7
<b>GRAND TOTAL</b>	<b>74</b>

INTRV2 Alleged Issues	Alleged	North	South
HOA GOV DOCS - FINES	2	0	2
HOA GOV DOCS - NON-COMPLIANCE OF GOV DOCS	1	0	1
HOA GOV DOCS - OTHER GOV DOCS NOT LISTED	5	0	5
HOA GOV DOCS - RULES & REGULATIONS	2	0	2
NAC 116.385 - EXECUTIVE BOARD: SUBMISSION TO DIVISION OF CONTACT INFORMATION	3	0	3
NAC 116A.355 - GROUNDS FOR DISC ACTION; UNPROF CONDUCT	1	0	1
NAC 116.405 - MEMBERS OF EXEC. BOARD/PROHIBITED ACTION	19	6	13
NAC116.410 - ADOPTION BY REFERNCE OF REPORTING PRINCIPLES & PRACTIVS OF FINA	1	0	1
NAC 116.415 - CONTENT OF BUDGET TO MAINTAIN RESERVE	5	1	4
NAC 116.435 - RESERVE STUDY; DISSEMINATION OF SUMMARY OF RESULTS	6	2	4
NAC 116.451 - PREPARATION, CONTENTS AND DISTRIBUTION OF INTERIM FINANCIAL STA	1	0	1
NAC 116.457 - PREP, CONTENTS, AND AVAIL OF AUDITED FIN STATEMENTS; QUALS OF AU	5	2	3

NAC 116.480 - RESTRICTION ON AND STATEMENTS BY MEMBERS OF THE EXECUTIVE BOARD	1	0	1
NRS 116.1113 - OBLIGATION OF GOOD FAITH	1	0	1
NRS 116.1206 - PROVISION OF GOV DOCS DEEMED TO CONFORM; PROCEDURE FOR AMENDMENTS	1	0	1
NRS 116.2111 - ALTERATION OF UNITS; ACCESS TO UNITS	1	0	1
NRS 116.2102 - UNIT BOUNDARIES	1	0	1
NRS 116.3101 - HOA / ORGANIZATION	2	2	0
NRS 116.3102 - HOA / POWERS	2	1	1
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	22	7	15
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	3	1	2
NRS 116.31032 - DECLARANT / CONTROL PERIOD	2	1	1
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	28	2	26
NRS 116.31036 - EXECUTIVE BOARD MEMBER REMOVAL	4	1	3
NRS 116.31037 - INDEMNIFICATION & DEFENSE OF EX BOARD MEMBER	2	1	1
NRS 116.31065 - RULES	2	0	2
NRS 116.31068 - NOTICE TO UNIT OWNERS	1	0	1
NRS 116.3107 - CIC/UPKEEP	1	0	1
NRS 116.31073 - MAINTENANCE, REPAIR, RESTORATION AND REPLACEMENT OF SECURITY	1	0	1
NRS 116.3108 - UNITS' OWNERS/ MEETINGS	6	1	5
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	9	2	7
NRS 116.31084 - VOTING BY MEMBER OF EXECUTIVE BOARD; DISCLOSURES; ABSTENTION	1	0	1
NRS 116.31085 - UNITS' OWNERS / RIGHT TO SPEAK AT CERTAIN MEETINGS	3	1	2
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED	9	4	5
NRS 116.31087 - UNITS' OWNERS / RIGHT TO HAVE COMPLAINTS PLACED ON AGENDA	6	3	3
NRS 116.3109 - QUORUM	1	0	1
NRS 116.311 - UNIT'S OWNERS / VOTING	2	0	2
NRS 116.31107- VOTING BY UNITS' OWNERS; PROHIBITED ACTS; PENALTY	1	0	1
NRS 116.3113 - INSURANCE /GENERAL REQUIREMENTS	4	1	3
NRS 116.31133 - INSURANCE / POLICIES	1	0	1
NRS 116.31135 - INSURANCE / REPAIR OR REPLACEMENT OF DAMAGED OR DESTROYED	2	0	2
NRS 116.311395 FUNDS DEPOSITED IN FDIC INSURED INSTITUTION	1	0	1
NRS 116.3114 - SURPLUS FUNDS	2	2	0
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	5	2	3
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	4	1	3
NRS 116.31151 - UNITS' OWNERS/ANNUAL DISTRIBUTION	4	1	3
NRS 116.31152 - STUDY OF RESERVE	8	2	6
NRS 116.31153 - WITHDRAWALS/SIGNATURES REQUIRED	6	2	4
NRS 116.31155 - HOA/FEES IMPOSED FOR ADMIN FEES & PENALTIES	4	3	1
NRS 116.31158 - HOA / REGISTRATION W/ OMB	3	2	1
NRS 116.3116 - LEINS / ASSESSMENTS AGAINST UNITS	1	0	1

NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILIT	12	1	11
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	2	0	2
NRS 116.31184 - THREATS & HARASSMENT	8	1	7
NRS 116.31185 - PROHIBITION/CERTAIN PERSONNEL SOLICITING OR ACCEPTING COMPE	5	0	5
NRS 116.31187 - Prohibition against certain personnel contracting with association or acce	1	0	1
NRS 116.760- RIGHT OF PERSON TO FILE AFFIDAVIT WITH NRED; PROCEDURE FOR FILING	3	2	1
NRS 116.4109 - RESALE OF UNITS	3	0	3
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	8	3	5
NRS 116A.640-CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	5	2	3

<b>INTRV2 Found Issues</b>	<b>Found</b>	<b>North</b>	<b>South</b>
NAC116.405 - MEMBERS OF EXECUTIVE BOARD/PROHIBITED ACTION	5	0	5
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	7	0	7
NRS 116.31032 - DECLARANT / CONTROL PERIOD	1	1	0
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	10	1	9
NRS 116.3108 - UNITS' OWNERS/ MEETINGS	1	1	0
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	4	1	3
NRS 116.31085 - UNIT'S OWNERS/RIGHT TO SPEAK AT CERTAIN MEETINGS	1	0	1
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	1	1	0
NRS 116.31152 - STUDY OF RESERVE	2	1	1
NRS 116.31153 - WITHDRAWALS/SIGNATURES REQUIRED	2	1	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILIT	2	0	2
INTRV1/2 - NO VIOLATON	6	2	4
INTRV2 - CLAIMANT REQUEST CLOSURE OF CASE	1	0	1
INTRV1/2 - SHREDDDED	7	2	5
INTRV1/2 - NON JURSDICTIONAL	5	0	5
INTRV2/1 - RECOMMENDATION FOR ADR ARBITRATION AGREEMENT	1	0	1
INTRV2 - PENDING INTRV3/CCIC HEARINGS	7	1	6
INTRV2 - RECOMMENDATION FOR HEARING CIC	4	1	3
INTRV2 - UNSUBSTANTIATED	20	5	15
INTRV2- RESOLVED PRIOR 2 COMPLETE INVESTIGATION	4	0	4
INTRV2 - DIVISION RESOLVED ALLEGATIONS	9	1	8

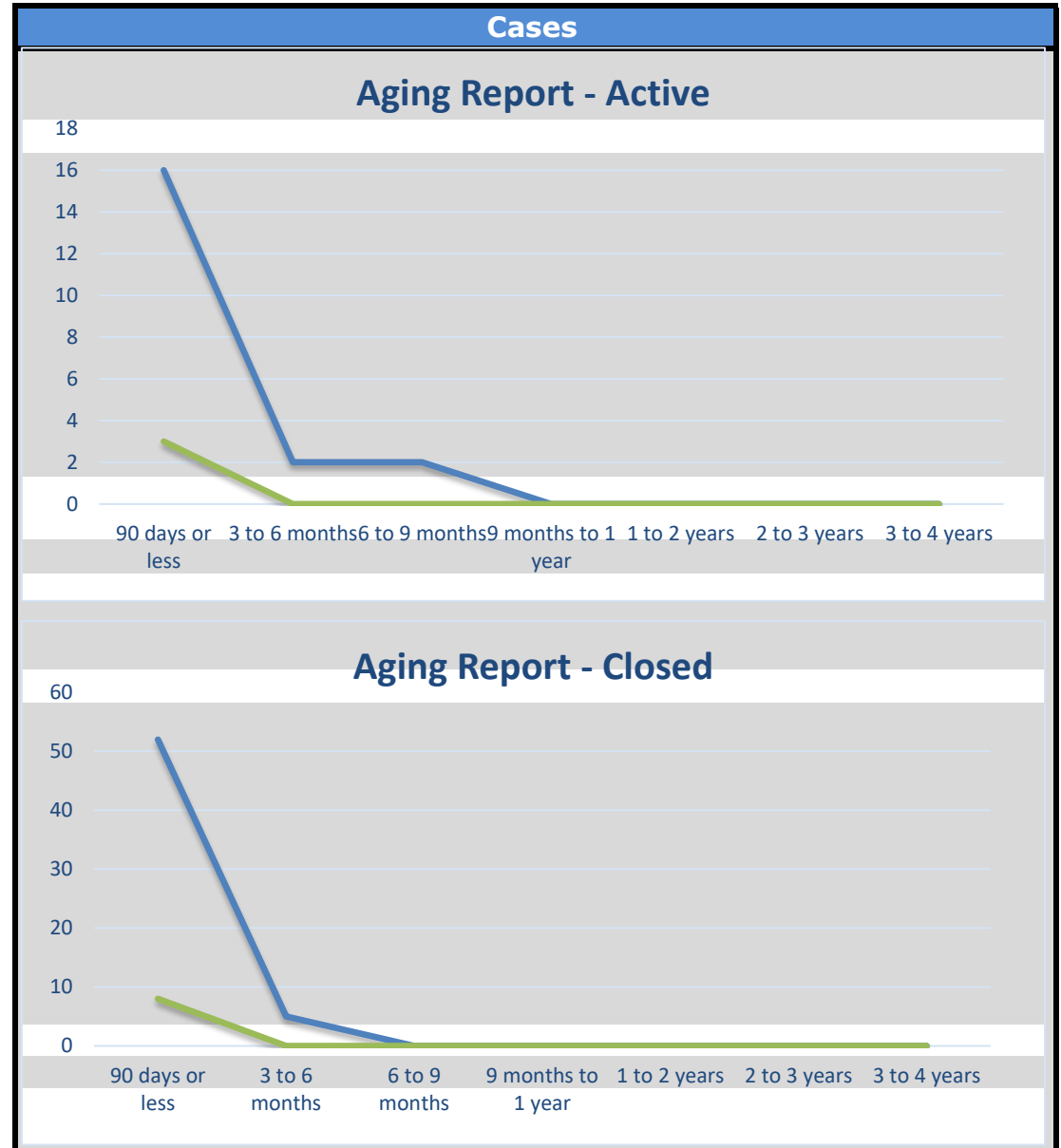
INTRV2 - DIVISION TERMINATED INVESTIGATION	1	0	1
INTRV2 - NO ALLEGATIONS FOUND BY SUPERVISOR	1	0	1
INTRV2 - CDL ISSUED	5	0	5
INTRV2 - LETTER OF INSTRUCTION	11	3	8
INTRV1 - STATUTE OF LIMITATION EXPIRED	1	0	1
OMB INTRV1 - NONJURISDICTIONAL	1	0	1
PENDING INTRV1 RECEIPT OF COMPLETED AFFIDAVIT	3	0	3
INTRV1 - COMPLETED	2	0	2
INTRV1 - REFERRED TO ADR	1	0	1

## Statement of Fact

Cases	South	North
Cases Opened YTD	70	10
Total # of Active Cases	20	3
Total # of Cases Closed YTD	57	8

Aging Report - Active	South	North
90 days or less	16	3
3 to 6 months	2	0
6 to 9 months	2	0
9 months to 1 year	0	0
1 to 2 years	0	0
2 to 3 years	0	0
3 to 4 years	0	0
<b>Total</b>	<b>20</b>	<b>3</b>

Aging Report - Closed	South	North
90 days or less	52	8
3 to 6 months	5	0
6 to 9 months	0	0
9 months to 1 year	0	0
1 to 2 years	0	0
2 to 3 years	0	0
3 to 4 years	0	0
<b>Total</b>	<b>57</b>	<b>8</b>



## STATEMENT OF FACT DEMOGRAPHICS

Active Cases South	
Henderson	0
Boulder City	0
Las Vegas	17
North Las Vegas	1
Pahrump	1
Mesquite	1
<b>Total</b>	<b>20</b>

Active Cases North	
Reno	3
<b>Total</b>	<b>3</b>

Closed Cases South	
Henderson	4
Las Vegas	42
Pahrump	7
Boulder City	0
N. Las Vegas	3
Mesquite	1
<b>Total</b>	<b>57</b>

Closed Cases North	
Reno	3
Incline Village	1
Carson City	0
Sparks	4
<b>Total</b>	<b>8</b>

HOA 116 Closed Case Outcomes	Count of Local
<b>North</b>	<b>8</b>
HOA COMPL CLOSED - AT CLAIMANT'S REQUEST	0
HOA COMPL CLOSED - SUPER/NO ALLEG.FOUND	2
HOA COMPL - CLOSED DIVISION RESOLVED ALLEGATIONS	1
HOA COMPL CLOSED - NONJURISDICTIONAL	0
HOA COMPL CLOSED - DUPLICATE CASE	0
HOA COMPL CLOSED - LETTER OF INSTRUCTION	1
HOA COMPL CLOSED - NO VIOLATION	0
HOA COMPL - CLOSED UNSUBSTANTIATED ALLEGATIONS	4
<b>South</b>	<b>57</b>
HOA COMPL CLOSED - UNSUBSTANTIATED ALLEGATIONS	29
HOA COMPL CLOSED - PENDING INTRV3/CCIC HEARING	0
HOA COMPL CLOSED - FORWARDED TO DISCIPLINE (LOA) FC	0
HOA COMPL CLOSED - PENDING CASE FILE FOR LEGAL	1
HOA COMPL CLOSED - LETTER OF INSTRUCTION	2
HOA COMPL CLOSED - NONJURSIDICTIONAL	0
HOA COMPL CLOSED - SUBMITTED FOR HEARING CICCH	3
HOA COMPL - CLOSED ADR ALLEGATIONS	2



HOA COMPL - CLOSED ADR ALLEGATIONS	2
HOA COMPL CLOSED - SHRED INCOMPLETE SOF OR CORRE	0
HOA COMPL CLOSED - AT CLAIMANT'S REQUEST	3
HOA COMPL CLOSED - ADMIN FINE/EDUCATION	0
HOA COMPL CLOSED - W/ ANOTHER CASE AT CICCH	0
HOA COMPL CLOSED - NO VIOLATION	3
HOA COMPL CLOSED - DIVISION TERMINATED INVESTIGATION	2
HOA COMPL CLOSED - DUPLICATE CASE	1
HOA COMPL CLOSED - BEFORE COMPLETION OF INVESTIGATION	5
HOA COMPL CLOSED - SUPER./NO ALLEG. FOUND	5
HOA COMPL CLOSED - DIVISION RESOLVED ALLEGATIONS	1
<b>Grand Total</b>	<b>65</b>

HOA 116 Alleged Issues	Alleged	North	South
HOA GOV DOCS - DAMAGE TO COMMON ELEMENT	2	0	2
HOA GOV DOCS - DAMAGE TO OWNER'S UNIT	1	0	1
HOA GOV DOCS - NON-ENFORCEMENT OF RULES, REGS & GOV DOCS	1	0	1
HOA GOV DOCS - FINES	2	1	1
HOA GOV DOCS - RULES & REGULATIONS	1	0	1
HOA COMPL - OTHER CHAPTER 116 ISSUES NOT LISTED	14	0	14
HOA GOV DOCS - ARC	5	0	5
HOA GOV DOCS - BYLAWS	2	1	1
HOA GOV DOCS - OTHER GOV DOCS ISSUES NOT LISTED	14	2	12
NAC 116.090 - LIMITED-PURPOSE ASSOCIATION INTERPRETED	1	0	1
NAC 116.405 - MEMBERS OF EXEC. BOARD/PROHIBITED ACTION	1	1	0
NAC 116.415 - CONTENT OF BUDGET TO MAINTAIN RESERVE	1	0	1
NAC 116A.140- RENEWAL OF CERTIFICATE	1	0	1
NAC 116A.320 - COMPLIANCE WITH STATUTORY STANDARDS OF PRACTICE	2	0	2
NAC 116A.345- PROHIBITED ACTS	2	0	2
NAC 116A.350 - ALLEGATIONS OF MISCONDUCT/ACTION BY ADMINISTRATOR	1	0	1
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL COND	9	1	8
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	1	0	1
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	2	0	2
NRS 116.310313 - COLLECTION OF PAST DUE OBLIGATIONS	1	0	1
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	3	0	3
NRS 116.31043 - DECLARANT/RIGHTS - LIABILITIES & OBLIGATIONS	1	0	1
NRS 116.3106 - BYLAWS	1	0	1
NRS 116.31068- NOTICE TO UNIT OWNERS	3	1	2
NRS 116.21073 MAINTENANCE, REPAIR, RESTORATION AND REPLACEMENT OF S	2	0	2
NRS 116.3108 - UNITS' OWNERS/MEETINGS	1	0	1

NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	1	0	1
NRS 116.31084 - VOTING MY MEMBER OF EX BOD; DISCLOSURES; ABSTENTION	1	0	1
NRS 116.31087 UNITS' OWNERS/RIGHTS TO HAVE COMPLAINTS PLCD AGNDA	1	0	1
NRS 116.31107 - VOTING BY UNITS' OWNERS; PROHIBITED ACTS; PENALTY	2	0	2
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	2	1	1
NRS 116.31151 - UNITS' OWNERS /ANNUAL DISTRIBUTION	1	0	1
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	1	0	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AV	7	1	6
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAILABILITY OF REC	1	0	1
NRS 116.31183 RETALIATORY ACTION PROHIBITED	2	0	2
NRS 116.31184 - THREATS & HARASSMENT	2	0	2
NRS 116.31185- PROHIBITION/ CERTAIN PERSONNEL SOLICITING O ACCEPTING C	1	0	1
NRS 116.4109 - RESALE OF UNITS	1	0	1
NRS 116A.400 - PROHIBITED FROM ACTING AS CAM W/O A CERTIFICATE	2	0	2
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	2	0	2
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	15	1	14
NRS 116A.640 -CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	6	0	6

Found Issues	Found	North	South
HOA 116 - UNSUBSTANTIATED	36	4	32
HOA COMPL - CLOSED AT CLAIMANT'S REQUEST	1	0	1
HOA COMPL - CLOSED SUBMITTED FOR HEARING CICCH	3	0	3
HOA COMPL - PENDING CASE FILE FOR LEGAL	1	0	1
HOA COMPL - CLOSED ADR ALLEGATIONS	1	0	1
HOA COMPL - CLOSED AT CLAIMANT'S REQUEST	1	0	1
HOA COMPL - CLOSED BEFORE COMPLETION OF INVESTIGATION	4	0	4
HOA COMPL - CLOSED DIVISION TERMINATED INVESTIGATION	2	0	2
HOA COMPL - CLOSED DUPLICATE CASE	1	0	1
HOA COMPL - CLOSED LETTER OF INSTRUCTION	2	1	1
HOA COMPL - CLOSED - CLOSED NO VIOLATION	2	0	2
HOA COMPL - CLOSED - SUPER./NO ALLEGATIONS FOUND	7	2	5
NAC 116A.345- PROHIBITED ACTS	2	0	2
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL COND	3	0	3
NRS 116.31153 - WITHDRAWALS/SIGNATURES REQUIRED	1	0	1
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATION	1	0	1
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	4	0	4
NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	2	0	2