

**Maria Gallo**

**FILED**

**From:** Autumn Pacheco [REDACTED]  
**Sent:** Thursday, September 5, 2024 9:07 PM  
**To:** Phil W. Su; Maria Gallo  
**Subject:** RE: NRED v Rio Vista HOA- 2024-638  
**Attachments:** Maxine Silva - Rio Vista Board of Directors Nomination Forms.pdf; RIO VISTA - HOA - ANDREW BONE.pdf; Lara Beresteanu Nomination Form.pdf; RIVI 2024 Election Forms.pdf

SEP 06 2024  
NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS  
*mgallo*

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Hello,

Thank you for that information.

Hi Maria – I have some documents that demonstrate my efforts in recruiting board members. My regional manager wanted to review everything before I send it to you. I will send it to you tomorrow regardless. I apologize for not sending them sooner. This whole process is new to me.

I wanted to send the attached information because it came to my attention this afternoon. Due to the urgency of the situation, I needed to ensure you had this.

I will get you further documentation tomorrow.

[REDACTED]

Thank you,

**Autumn Pacheco**  
**Supervising Community Association Manager**

[REDACTED]

**From:** Phil W. Su <psu@ag.nv.gov>  
**Sent:** Thursday, September 5, 2024 1:54 PM  
**To:** Autumn Pacheco [REDACTED]  
**Subject:** RE: NRED v Rio Vista HOA- 2024-638

Dear Autumn,

Thanks for the call just now. As discussed, **please forward an Answer/Response to the Complaint to section coordinator Maria Gallo mgallo@red.nv.gov, along with documents supporting Rio Vista's efforts to bring its board member count up to compliance. Please be sure to get that Answer/Response into Maria as soon as possible (preferably by later today) as those materials need to be filed by Maria and put into the Board's meeting packet as well in advance of the hearing as possible.** As discussed during our phone call, since your Board remains out of compliance, we'll need to proceed on Tuesday as a regular hearing, where the Division proves its case regarding the violation (which appears to be readily proven based on our phone discussion), and the association will argue its defenses at the hearing (that the association and you have tried, without success, to get that 3<sup>rd</sup> board member and, after the Complaint was filed, have now even had your 2<sup>nd</sup> board member resign). The Commission will then decide if the violation has been proven and, if so, what penalty or costs it might impose.

Below is the Webex link for TUESDAY; Wednesday and Thursday log in instructions can be found on the attached agenda. Please let me know if you have any more questions—702-486-3655. Thank you.

Join meeting

**More ways to join:**

**Join from the meeting link**

<https://businessnv2.webex.com/businessnv2/j.php?MTID=m5d5defd46bdbe11b2e971e663daca07c>

**Phil W. Su, Esq. | Senior Deputy Attorney General**  
1 State of Nevada Way #100 Las Vegas, Nevada 89119  
E: [psu@ag.nv.gov](mailto:psu@ag.nv.gov) | T: 702-486-3655 | F: 702-486-3768

**From:** Phil W. Su  
**Sent:** Thursday, September 5, 2024 10:59 AM  
**To:** Autumn Pacheco [REDACTED]  
**Subject:** RE: NRED v Rio Vista HOA- 2024-638

Hi Autumn:

I'm working remotely and tried calling you from my cell phone, [REDACTED] It went to voicemail but I think you (justifiably) just screened the suspicious number. If so, I'll try again in a few minutes, or feel free to call me at my cell or office line—they both forward to my cell. Thanks.

**Phil W. Su, Esq. | Senior Deputy Attorney General**  
1 State of Nevada Way #100 Las Vegas, Nevada 89119  
E: [psu@ag.nv.gov](mailto:psu@ag.nv.gov) | T: 702-486-3655 | F: 702-486-3768

**From:** Autumn Pacheco [REDACTED]  
**Sent:** Wednesday, September 4, 2024 7:48 PM  
**To:** Phil W. Su <[psu@ag.nv.gov](mailto:psu@ag.nv.gov)>  
**Subject:** RE: NRED v Rio Vista HOA- 2024-638  
**Importance:** High

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Hello,

Can you please call me on my cell tomorrow to discuss this matter? Cell phone is always better as I am always running in circles, I am sure you understand. My number is [REDACTED]

I would like to discuss this matter with you, if possible.

I do not come into the office on Thursdays until around 11 because I have a weekly doctor's appointment.

[REDACTED]

Thank you,

Autumn Pacheco  
Supervising Community Association Manager

[REDACTED]

**From:** Phil W. Su <psu@ag.nv.gov>  
**Sent:** Wednesday, September 4, 2024 3:35 PM  
**To:** Autumn Pacheco [REDACTED]  
**Subject:** NRED v Rio Vista HOA- 2024-638

Hi Autumn,

This email is in follow-up to a voicemail I just left you regarding the Division complaint against Rio Vista HOA (2024-638). I'm attaching a courtesy copy of the Complaint to this email; it was served upon you and the board members last month via certified mail. I am reaching out to find out if the HOA plans to file an answer the complaint, if you have managed to obtain that 3<sup>rd</sup> board member, and, if so, to discuss potential settlement of the case in advance of next Tuesday's hearing before the Commission. Please feel free to call me or reply by email at your earliest convenience. Thank you.

**Phil W. Su, Esq. | Senior Deputy Attorney General**  
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