

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  
6 OF BUSINESS AND INDUSTRY, STATE  
7 OF NEVADA,

8 Petitioner,

9 vs.

10 SPRING WOODS OWNERS' ASSOCIATION,  
11 (Entity Number C-6423-1978)

12 Respondent.

Case No. 2025-176

**FILED**

DEC 17 2025

NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

*mgalle*

13 **STIPULATION AND ORDER FOR**  
14 **SETTLEMENT OF DISCIPLINARY ACTION**

15 This Stipulation for Settlement of Disciplinary Action ("Stipulation") is entered into  
16 by and between the State of Nevada, Department of Business and Industry, Real Estate  
17 Division ("Division"), through its Administrator Sharath Chandra ("Petitioner"), by and  
18 through their attorney of record, Christal Park Keegan, and SPRING WOODS OWNERS'  
19 ASSOCIATION (the "RESPONDENT").

20 **JURISDICTION AND NOTICE**

21 During all relevant times, RESPONDENT is a common-interest community of about  
22 156 condominium type homes located in Las Vegas, Nevada (Entity Number C-6423-1978)  
23 and is, therefore, subject to the provisions of Chapter 116 of each the Nevada Revised  
24 Statutes ("NRS") and the Nevada Administrative Code ("NAC") (hereinafter collectively  
25 referred to as "NRS 116") and are subject to the jurisdiction of the Division, and the  
26 Commission for Common-Interest Communities and Condominium Hotels pursuant to the  
27 provisions of NRS 116.750.  
28

1       **SUMMARY OF FACTUAL ALLEGATIONS SET FORTH IN THE COMPLAINT**

2           **A.     Deficiency in Three (3) Board Member Statutory Requirement.**

3           1.     Since at least March of 2024, the RESPONDENT'S Annual Association  
4     Registration Forms 562 reported only two board members: President Robert Sylvain and  
5     Secretary Dean Harako. *NRED 000005, NRED 000007, NRED 000020.*

6           2.     As recent as April 18, 2025, the Provisional Community Association Manager,  
7     Codi Lennox McDermott (CAM.0010387-PROV) ("CAM"), admitted there were still only  
8     two (2) board members. *NRED 000020.*

9           **B.     NOT IN GOOD STANDING for Past Due Annual Registration Forms  
10           and/or Fees.**

11          3.     As of March 7, 2025, the Division issued Past Due Remittance notices to the  
12     RESPONDENT for balances due on its account and/or missing registration form(s) 562  
13     past its annual December 31st expiration date. *NRED 000011–000013, NRED 000004,*  
14     *NRED 000006.*

15          4.     On April 18, 2025, the CAM represented to the Division that the account  
16     balances due on RESPONDENT'S accounts were pending board approval. *NRED 000020.*

17          5.     As of June 4, 2025, the RESPONDENT'S credential status was NOT IN  
18     GOOD STANDING as it had failed to pay to the Division the past due interest on the  
19     delinquent unit fees. *NRED 000013–000014, NRED 000016–000018.*

20           **C.     Failure to Adopt Reserve Study Every Five Years.**

21          6.     The CAM admitted the RESPONDENT failed to approve the reserve study  
22     five (5) years from the last fully adopted study in 2017, claiming the Board did not agree  
23     with the reserve study specialist. *NRED 000020, NRED 000005.*

24          7.     The CAM represented to the Division that the RESPONDENT Board "rarely  
25     ha[s] quorum so getting it approve[d] has been a challenge." *NRED 000020.*

26          8.     As of April 18, 2025, the Level 1 Reserve Study still pending approval  
27     indicated it was prepared on December 21, 2022, for the report period of January 1, 2023,  
28     to December 31, 2023. *NRED 000022.*

1                                   **VIOLATION OF LAW ALLEGED IN THE COMPLAINT**

2           9.       RESPONDENT violated NRS 116.31152(2) as implicated by NAC 116.427 for  
3 failing to adopt the reserve study within five (5) years.

4           10.     RESPONDENT violated NRS 116.31155(1), (3) for failing to maintain good  
5 standing with the Division for its outstanding unit fees.

6           11.     RESPONDENT violated NRS 116.31158(1) for failing to timely submit its  
7 Annual Association Registration Form 562 in 2024 and 2025.

8           12.     RESPONDENT violated NRS 116.31034(1) for failing to have at least three  
9 board members since March of 2024.

10                               **PROPOSED SETTLEMENT AGREEMENT**

11           The RESPONDENT admits to the factual allegations and violations of law, and in  
12 an effort to avoid the time and expense of litigating these issues before the Commission,  
13 does not contest the violations alleged. The parties desire to compromise and settle the  
14 Division's findings of violation of law in Case No. 2025-176 upon the following terms  
15 and conditions:

16           1.       RESPONDENT agrees to submit the Form 623 Registration Filing Addendum  
17 reporting three board members to the Division by August 28, 2025.

18           2.       All board members agree to complete a total of six (6) hours each of board  
19 member training in the following relevant areas – Welcome to the Board, Forms, Reserve  
20 Studies, and Responsibilities of the Community Manager –within 120 days from Entry of  
21 Order, with proof of successful completion submitted to the Division.

22           3.       RESPONDENT shall pay to the Division a total amount of THREE  
23 THOUSAND FOUR HUNDRED NINETY-THREE DOLLARS AND SEVENTY-SIX  
24 CENTS (\$3,493.76). This total amount reflects no administrative fine for the above-stated  
25 violations of law, but \$3,493.76 for the Division's costs and attorney's fees, which are actual,  
26 reasonable and necessary, to be paid within thirty (30) days of entry of order.

27           4.       RESPONDENT and the Division agree that by entering into this Stipulation,  
28 the Division does not concede any defense or mitigation, the RESPONDENT may assert

1 and that once this Stipulation is approved and fully performed, the Division will close its  
2 file in this matter.

3         5.     RESPONDENT agrees and understands that by entering into this  
4 Stipulation, RESPONDENT is waiving its right to a hearing at which it may present  
5 evidence in its defense, its right to a written decision on the merits of the complaint, its  
6 rights to reconsideration and/or rehearing, appeal and/or judicial review, and all other  
7 rights which may be accorded by the Nevada Administrative Procedure Act, the Nevada  
8 Common-Interest Communities and Condominium Hotels statutes and accompanying  
9 regulations, and the federal and state Constitutions. The RESPONDENT understands  
10 that this Agreement and other documentation may be subject to public records laws. The  
11 Commission members who review this matter for approval of this Stipulation may be the  
12 same members who ultimately hear, consider, and decide the Complaint if this Stipulation  
13 is either not approved by the Commission or is not timely performed by the RESPONDENT.  
14 The RESPONDENT fully understands that you have the right to be represented by legal  
15 counsel in this matter at your own expense.

16         6.     The parties hereby stipulate to the Division's exhibits, Bates Nos. *NRED*  
17 *00000-000068*, its Exhibit 1 to the First Supplemental Response filed July 28th to  
18 Respondent's Documents filed July 10, 2025, and the Respondent's filed documents on July  
19 10th and 23rd, 2025.

20         7.     Each party shall bear their own attorney's fees and costs.

21         8.     Approval of Stipulation. Once executed, this Stipulation will be filed with the  
22 Commission and will be placed on the agenda for approval at its next public meeting. The  
23 Division will recommend to the Commission approval of the Stipulation. RESPONDENT  
24 agrees that the Commission may approve, reject, or suggest amendments to this  
25 Stipulation that must be accepted or rejected by RESPONDENT before any amendment is  
26 effective.

27         9.     Withdrawal of Stipulation. If the Commission rejects this Stipulation or  
28 suggests amendments unacceptable to the RESPONDENT, RESPONDENT may withdraw

1 from this Stipulation, and the Division may pursue its Complaint before the Commission.  
2 This Stipulation then shall become null and void and unenforceable in any manner against  
3 either party.

4 10. Release. In consideration of the execution of this Stipulation, Association and  
5 RESPONDENT for itself/themselves, its/their heirs, executors, administrators, successors,  
6 and assigns, hereby releases, remises, and forever discharges the State of Nevada, the  
7 Department of Business and Industry, and the Division, and each of their respective  
8 members, agents, employees, and counsel in their individual and representative capacities,  
9 from any and all manner of actions, causes of action, suits, debts, judgments, executions,  
10 claims, and demands whatsoever, known and unknown, in law or equity, that  
11 RESPONDENT ever had, now has, may have, or claim to have against any or all of the  
12 persons or entities named in this section, arising out of or by reason of the Division's  
13 investigation of this action, this disciplinary action, and all matters related thereto.

14 11. Indemnification. RESPONDENT hereby agrees to indemnify and hold  
15 harmless the State of Nevada, the Department of Business and Industry, Petitioner, the  
16 Division, and each of their respective members, agents, employees, and counsel, in their  
17 individual and representative capacities, against any and all claims, suits, and actions  
18 brought against said persons and/or entities by reason of the Division's investigation, this  
19 disciplinary action, and all other matters relating thereto, and against any and all  
20 expenses, damages, and costs, including court costs and attorney fees, which may be  
21 sustained by the persons and/or entities named in this section as a result of said claims,  
22 suits, and actions.

23 12. Default. In the event of default, RESPONDENT agrees that the  
24 RESPONDENT'S Association license shall be immediately suspended, and the unpaid  
25 balance of the administrative fine and costs, together with any attorney's fees and costs  
26 that may have been assessed, shall be due in full to the Division within ten (10) calendar  
27 days of the date of default. Debt collection actions for unpaid monetary assessments in this  
28 case may be instituted by the Division or its assignee. RESPONDENT agrees that the

1 foregoing suspension of its Association license shall continue until the unpaid monetary  
2 assessments are paid in full.

3 13. RESPONDENT'S board members have signed and dated this Stipulation only  
4 after reading and understanding all terms herein.

5 DATED: August 8, 2025

NEVADA DEPARTMENT OF BUSINESS AND  
INDUSTRY / REAL ESTATE DIVISION

6  
7 By:   
8 SHARATH CHANDRA, Administrator

9 DATED: August 5, 2025

SPRING WOODS OWNERS' ASSOCIATION

10 By: Robert Sylvain  
11 Robert Sylvain (Aug 5, 2025 16:14:56 MDT)  
12 ROBERT SYLVAIN, President

13 DATED: August 8, 2025

SPRING WOODS OWNERS' ASSOCIATION

14 By: Dean Harako  
15 DEAN HARAKO, Secretary

16 DATED: August 7, 2025

SPRING WOODS OWNERS' ASSOCIATION

17 By: HAROLD GUZMAN  
18 HAROLD GUZMAN (Aug 7, 2025 10:11:51 PDT)  
19 HAROLD GUZMAN

20 DATED: August 4, 2025

SPRING WOODS OWNERS' ASSOCIATION

Acknowledged by:

21 By:   
22 Codi McDermott (Aug 4, 2025 10:02:20 PDT)  
23 CODI MCDERMOTT (CAM.0010387-PROV)  
24 Community Manager, The Management Trust

25 Approved as to form:

26 AARON D. FORD  
27 Attorney General

28 By: epkeegan  
CHRISTAL P. KEEGAN, Bar No. 12725  
Deputy Attorney General  
5420 Kietzke Lane, Suite 202  
Reno, Nevada 89511  
(775) 687-2141; ckeegan@ag.nv.gov  
Attorney for Real Estate Division



BEFORE THE COMMISSION FOR COMMON-INTEREST  
COMMUNITIES AND CONDOMINIUM HOTELS

STATE OF NEVADA

SHARATH CHANDRA, ADMINISTRATOR,  
REAL ESTATE DIVISION, DEPARTMENT  
OF BUSINESS AND INDUSTRY, STATE  
OF NEVADA,

Case No. 2025-176

Petitioner,

vs.

SPRING WOODS OWNERS' ASSOCIATION,  
(Entity Number C-6423-1978)

Respondent.

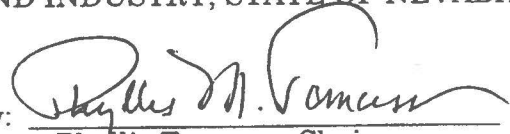
ORDER FOR SETTLEMENT OF DISCIPLINARY ACTION

IT IS ORDERED that the foregoing Stipulation and Order for Settlement of  
Disciplinary Action is approved in full.

DATED: ~~September~~ 16<sup>th</sup>, 2025.  
~~December~~

COMMISSION FOR COMMON-INTEREST  
COMMUNITIES AND CONDOMINIUM  
HOTELS, DEPARTMENT OF BUSINESS  
AND INDUSTRY, STATE OF NEVADA


By:

  
Phyllis Tomasso, Chairwoman

Submitted by:

AARON D. FORD  
Attorney General

By:

  
CHRISTAL P. KEEGAN (Bar No. 12725)  
Deputy Attorney General  
5420 Kietzke Lane, Suite 202  
Reno, Nevada 89511  
(775) 687-2141  
ckeegan@ag.nv.gov  
Attorney for Real Estate Division