

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,

Petitioner,

VS.

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

Respondent.

Case No. 2025-176

FILED

DEC 17 2025

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

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

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

JURISDICTION AND NOTICE

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

SUMMARY OF FACTUAL ALLEGATIONS SET FORTH IN THE COMPLAINT

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

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

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

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

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

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

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

C. Failure to Adopt Reserve Study Every Five Years.

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

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

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

VIOLATION OF LAW ALLEGED IN THE COMPLAINT

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

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

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

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

PROPOSED SETTLEMENT AGREEMENT

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

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

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

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

4. RESPONDENT and the Division agree that by entering into this Stipulation, 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
6 INDUSTRY, REAL ESTATE DIVISION

7 By: 
SHARATH CHANDRA, Administrator

8
9 DATED: August 5, 2025 SPRING WOODS OWNERS' ASSOCIATION

10 By: 
ROBERT SYLVAIN, President

11
12 DATED: August 8, 2025 SPRING WOODS OWNERS' ASSOCIATION

13 By: 
DEAN HARAKO, Secretary

14
15 DATED: August 7, 2025 SPRING WOODS OWNERS' ASSOCIATION

16 By: 
HAROLD GUZMAN

17
18 DATED: August 4, 2025 SPRING WOODS OWNERS' ASSOCIATION

19 Acknowledged by:

20 By: 
CODI McDERMOTT (CAM.0010387-PROV)
Community Manager, The Management Trust

21
22 Approved as to form:

23 AARON D. FORD
24 Attorney General

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

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COMMUNITIES AND CONDOMINIUM HOTELS**

STATE OF NEVADA

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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 16th, 2025.
December

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

By:

Phyllis Tomasso, Chairwoman

Submitted by:

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Attorney General

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