

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,
7 STATE OF NEVADA,

Case No. 2025-502

FILED

OCT 23 2025

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

mgello

Petitioner,

8 vs.

9 BEAZER HOMES HOLDINGS LLC,

10 Respondent.

11
12 **COMPLAINT FOR DISCIPLINARY ACTION**
13 **AND NOTICE OF HEARING**

14 The Real Estate Division of the Department of Business and Industry, State of Nevada (the
15 "Division"), by and through its counsel, Aaron D. Ford, Attorney General of the State of Nevada, and
16 Christal P. Keegan, Deputy Attorney General, hereby notifies Beazer Homes Holdings LLC
17 ("RESPONDENT") of an administrative hearing before the Commission for Common-Interest
18 Communities and Condominium Hotels, State of Nevada, which is to be held pursuant to Chapters 233B
19 and Chapters 116 of the Nevada Revised Statutes ("NRS") and Chapter 116 of the Nevada
20 Administrative Code ("NAC"). The purpose of the hearing is to consider the allegations stated below
21 and to determine if an administrative penalty will be imposed on the RESPONDENT pursuant to the
22 provisions of NRS and NAC including, but not limited to NRS 116.785 and NRS 116.790.

23 **JURISDICTION AND NOTICE**

24 During all relevant times, RESPONDENT was the declarant of Majestic Point Community
25 Association (Entity Number E33079882023-9) and is, therefore, subject to the provisions of Chapter
26 116 of each the Nevada Revised Statutes ("NRS") and the Nevada Administrative Code ("NAC")
27 (hereinafter collectively referred to as "NRS 116") and are subject to the jurisdiction of the Division,
28 ...

1 and the Commission for Common-Interest Communities and Condominium Hotels pursuant to the
2 provisions of NRS 116.750.

3 **FACTUAL ALLEGATIONS**

4 1. On or about July 10, 2025, upon information discovered during review of Majestic Point
5 Community Association's Annual Association Registration Forms 562,¹ the Division's Compliance
6 Section opened an investigation against declarant Beazer Homes Holdings LLC ("RESPONDENT").
7 *Exhibit 1, NRED 0002-0008.*

8 2. At all times relevant, the declarant held all seats on the executive board – President
9 McKinzi Vega – Declarant, Treasurer Jennifer Almeida – Declarant, and Secretary Melanie Huizar –
10 Declarant. *Exhibit 1, NRED 0004, NRED 0006.*

11 3. At times relevant, the Association indicated it was managed by Amy M. Moore
12 (CAM.0009792-SUPR) with Vintage Real Estate Group, despite gaps in her licensure between June 30,
13 2023 to July 9, 2024, and again from June 30, 2025 to September 12, 2025. *Exhibit 1, NRED 0004-0006,*
14 *NRED 0007- 0008, NRED 0011.*

15 4. On or about September 24, 2023, with the sale of the 20th unit - 5655 Spellbinding Street
16 – approximately 25.97% conveyance was reached. *Exhibit 3, NRED 0015.*

17 5. On or about November 23, 2023 – being sixty (60) days after 25% conveyance – at least
18 one member of the executive board, who is not the declarant, should have been elected by the unit
19 owners. *NRS 116.31032(2)(a), Exhibit 2, NRED 0011.*

20 6. On or about March 25, 2024, with the sale of the 58th unit – 5656 Spellbinding Street –
21 approximately 75.32% conveyance was reached. *Exhibit 3, NRED 0015.*

22 7. But on or about May 24, 2024 – being sixty (60) days after 75% conveyance – declarant
23 control did not terminate, and the board was not controlled by unit owners. *NRS 116.31032(1)(a),*
24 *Exhibit 2, NRED 0011.*

25
26 ¹ The Association's Annual Association Registration Forms 562, May 2024 and August 2024,
27 report the maximum number at build out is 123, which is inconsistent with the Initial Association
28 Registration Form 603 and the Assessor's which indicate the total maximum units at built out are
actually 79 for this townhouse association (not a condominium). *NRED 0005-0006, NRED 0007-0008,*
NRED 0004.

8. On or about July 18, 2025, RESPONDENT admitted to the requirement under NRS 116.31032 to cause at least one unit owner other than declarant to be elected to the executive board once 25% of the units have been conveyed. *Exhibit 2, NRED 0011.*

9. RESPONDENT also admitted to the requirement under NRS 116.31032 to terminate the period of declarant control no later than 60 days after 75% of the units have been conveyed.

Exhibit 2, NRED 0011.

10. On or about August 21, 2025, the Division's closed its investigation. *Exhibit 4*,
NRED 0027-0028.

11. On or about September 25, 2025, it appears turnover was finally completed.

Exhibit 5, NRED 0034.

VIOLATIONS OF LAW

12. RESPONDENT violated NRS 116.31032(2)(a) for failing to cause a unit owner other than the declarant to be elected to the executive board when 25% of the units had been conveyed.

13. RESPONDENT violated NRS 116.31032(1)(a) for failing to terminate the period of declarant control 60 days after the conveyance of 75% of the units to unit owners other than the declarant had occurred.

DISCIPLINE AUTHORIZED

Pursuant to the provisions of NRS 116.615; NRS 116.755; NRS 116.785; and NRS 116.790, the Commission has discretion to take any or all of the following actions, including but not limited to:

1. Impose an administrative fine of up to \$1,000 for each violation by RESPONDENT.
2. Require RESPONDENT to pay the costs of the proceedings incurred by the Division, including, without limitation, the cost of the investigation and reasonable attorney's fees.
3. Take whatever further disciplinary action the Commission deems appropriate.

The Commission may order one or any combination of the discipline described above, and as set forth in NRS 116.785 and NRS 116.790.

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THE HEARING WILL TAKE PLACE at the Commission meeting(s) scheduled for **December 9-11, 2025**, beginning at approximately 9:00 a.m. each day, or until such time as the Commission concludes its business. The Commission meeting will be held at the Nevada State Business Center, 3300 W. Sahara Avenue, 4th Floor, Nevada Room, Las Vegas, Nevada 89102 on December 9-10, 2025, with videoconferencing to Department of Business and Industry, Division of Insurance, 1818 College Parkway, Suite 103, Carson City, Nevada 89706. The Commission meeting will be held at the Nevada State Business Center, 3300 W. Sahara Avenue, 4th Floor, Tahoe Room, Las Vegas, Nevada 89102 on December 11, 2025 with videoconferencing to Department of Business and Industry, Division of Insurance, 1818 College Parkway, Suite 103, Carson City, Nevada 89706.

YOUR RIGHTS AT THE HEARING: Except as mentioned below, the hearing is an open meeting under Nevada's open meeting law and may be attended by the public. After the evidence and arguments, the commission may conduct a closed meeting to discuss your alleged misconduct or professional competence. You are entitled to a copy of the transcript of the open and closed portions of the meeting, although you must pay for the transcription. As a RESPONDENT, you are specifically informed that you have the right to appear and be heard in your defense, either personally or through your counsel of choice. At the hearing, the Division has the burden of proving the allegations in the

1 complaint and will call witnesses and present evidence against you. You have the right to respond and
2 to present relevant evidence and argument on all issues involved. You have the right to call and examine
3 witnesses, introduce exhibits, and cross-examine opposing witnesses on any matter relevant to the
4 issues involved.

5 You have the right to request that the Commission issue subpoenas to compel witnesses to testify
6 and/or evidence to be offered on your behalf. In making this request, you may be required to demonstrate
7 the relevance of the witness' testimony and/or evidence. Other important rights and obligations,
8 including your obligation to answer the complaint, you have are listed in NRS Chapter 116 and NAC
9 Chapter 116, including without limitation, NRS 116.770 through 116.780, and NAC 116.500 through
10 NAC 116.635 and NRS Chapter 233B.

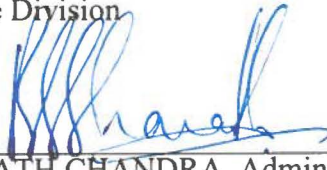
11 Note that under NAC 116.575, not less than five (5) working days before a hearing,
12 RESPONDENTS must provide to the Division a copy of all reasonably available documents that are
13 reasonably anticipated to be used to support his position, and a list of witnesses RESPONDENTS intend
14 to call at the time of the hearing. Failure to provide any document or to list a witness may result in the
15 document or witness being excluded from RESPONDENTS' defense. The purpose of the hearing is to
16 determine if the RESPONDENTS have violated the provisions of NRS 116, and to determine what
17 administrative penalty is to be assessed against RESPONDENTS.

18 DATED this 22 day of October 2025.

DATED this 22nd day of October 2025.

19 STATE OF NEVADA
20 Department of Business and Industry
Real Estate Division

AARON D. FORD
Attorney General

21 
22 By: SHARATH CHANDRA, Administrator
23 3300 W. Sahara Avenue, Suite 350
24 Las Vegas, Nevada 89102


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