

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,

8 Petitioner,

9 vs.

10 DAYBREAK AT SUNRISE HIGHLANDS
11 HOMEOWNERS ASSOCIATION,
(Entity Number E0320662013-4)

12 Respondent.

Case No. 2024-592

FILED

DEC 20 2024

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

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13 **ORDER**

14 This matter came on for hearing before the Commission for Common-Interest
15 Communities and Condominium Hotels, State of Nevada (the "Commission") during a
16 regular agenda set on a three-day stack beginning at 9:00 a.m. on December 3, 2024 (the
17 "Hearing"). Supervising Community Manager Alicia Mason (CAM.0009654-SUPR), with
18 CAMCO Nevada, appeared on behalf of DAYBREAK AT SUNRISE HIGHLANDS
19 HOMEOWNERS ASSOCIATION ("RESPONDENT"). Christal Park Keegan, Deputy
20 Attorney General ("DAG") with the Nevada Attorney General's Office, appeared on behalf
21 of the Real Estate Division of the Department of Business and Industry, State of Nevada
(the "Division").

22 The RESPONDENT did not contest the Division's factual allegations and violations
23 of law in its Complaint filed October 29, 2024. The parties stipulated admission of the
24 Division's documents Exhibits A-B, bates stamped pages NRED 000001-000046, and the
25 RESPONDENT did not file an Answer as required pursuant to NRS 116.770(5), but their
26 most recent Form 623 filed November 27, 2024, were admitted. DAG Keegan informed
27 the Commission it appeared the second board member seat had been filled but the third
28 seat remained vacant.

1 **ORDER**

2 The Commission, being fully apprised in the premises and good cause appearing,
3 **ORDERS** as follows:

4 1. That the matter be deferred until the March 11-13, 2025 Commission
5 meeting at which time RESPONDENT shall return with a status update regarding the
6 third board member;

7 2. Pursuant to NRS 116.785, if the RESPONDENT violates any Commission
8 order, the Commission may impose an administrative fine of not more than \$1,000 for each
9 violation; and

10 3. The Commission retains jurisdiction for correcting any errors that may have
11 occurred in the drafting and issuance of this document.

12 DATED this 20 day of December, 2024.

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

17 By: 
CHAIRMAN

18 Submitted by:

19 AARON D. FORD
20 Attorney General

21 By: 
22 CHRISTAL P. KEEGAN (Bar No. 12725)
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