



**NEVADA REAL ESTATE DIVISION**

**COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS**

**OMBUDSMAN'S OFFICE**

**REPORTING PERIOD JULY 1, 2024 - JANUARY 31, 2025**

**FISCAL YEAR 25**

# Ombudsman Assistance Report

Report Date: 07/01/2024 - 01/31/2025

## Statistics

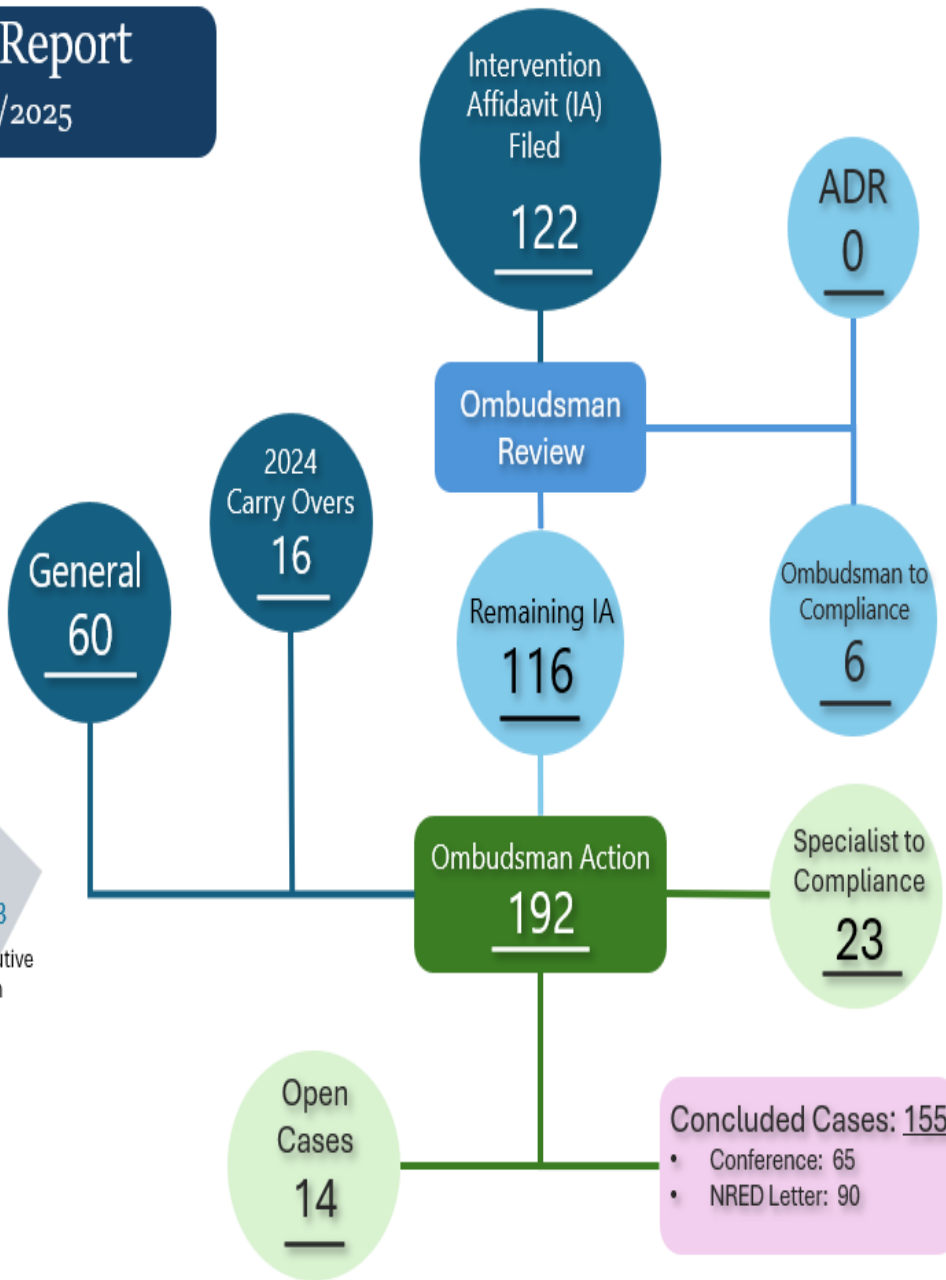
Walk-in: 165  
Phone: 350

### Top 3 Allegations in the South

- **NRS 116.3103**  
Power of executive board to act on behalf of association
- **NRS 116.31175**  
Maintenance and availability of books, records and other papers of association
- **NRS 116.31083**  
Meetings of the executive board

### Top 3 Allegations in the North

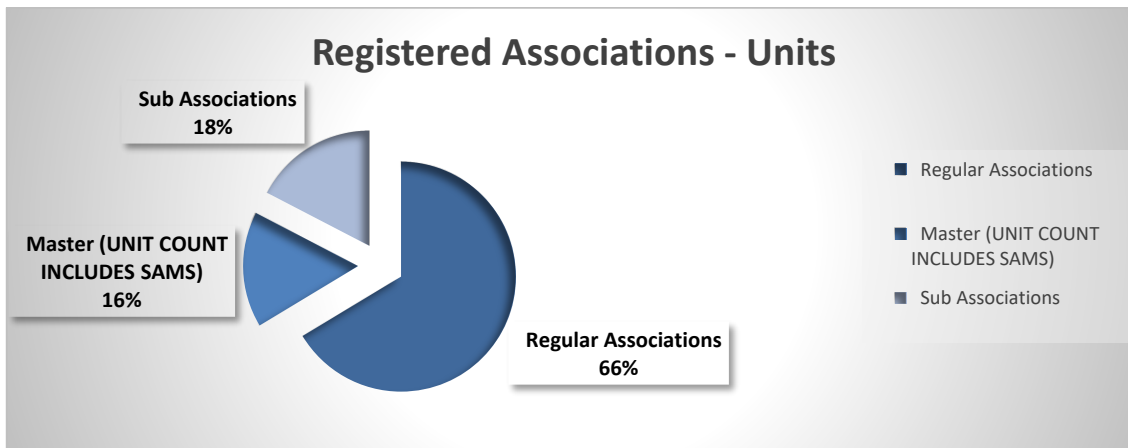
- **NRS 116.3103**  
Power of executive board to act on behalf of association
- **NRS 116.3107**  
Upkeep of common-interest community
- **NRS 116.31152**  
Study of reserves



## Homeowner Association Registration

HOA Types	Number of Associations	Number of Units
Regular Associations	2,871	411,996
Master (UNIT COUNT INCLUDES SAMS)	113	100,926
Sub Associations	727	107,903
Hotel Associations	9	5,658
<b>Total</b>	<b><u>3,720</u></b>	<b><u>626,483</u></b>

\*SAM = uses same board as master



## Nevada Associations by County

	Carson City	Churchill	Clark	Douglas	Elko	Humboldt	Lyon	Nye	Storey	Washoe	Grand Total
CONDOMINIUMS	13		439	20	3		-	2		200	677
CONDO/HOTEL			9								9
COOP			3						1	3	7
PLANNED COMMUNITY - CONDO/TH			7							1	8
PLANNED COMMUNITY - DUPLEX	4		26							7	37
PLANNED COMMUNITY - M/H			12					3		2	17
PLANNED COMMUNITY - SFD	48	1	2,174	28	6	-	9	5	2	263	2,536
PLANNED COMMUNITY - SFD/CONDO			14	1						4	19
PLANNED COMMUNITY - SFD/CONDO/TH			11							2	13
PLANNED COMMUNITY - SFD/MH			1	1						1	3
PLANNED COMMUNITY - SFD/TH			25	2	1					5	33
PLANNED COMMUNITY - SFD/TH/MH			1							-	1
PLANNED COMMUNITY - TWNHSE	16	-	272	12	2	-				58	360
<b>TOTAL</b>	<b>81</b>	<b>1</b>	<b>2,994</b>	<b>64</b>	<b>12</b>	<b>-</b>	<b>9</b>	<b>10</b>	<b>3</b>	<b>546</b>	<b>3,720</b>

### KEY

TWNHSE/TH TOWNHOUSE  
M/H MANUFACTURED HOUSE  
SFD SINGLE-FAMILY DEWELLING

## Alternative Dispute Resolution Report - JULY 2024 - JANUARY 2025 FY 25

### Claims

Carry over from previous years	<b>60</b>
Claims Filed	<b>YTD</b>
	<b>121</b>

Resolution Request Methods	Mediation	Referee	Total
Southern Filings	<b>74</b>	<b>31</b>	<b>105</b>
Northern Filings	<b>12</b>	<b>6</b>	<b>18</b>

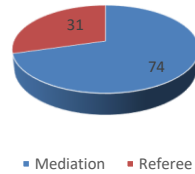
### YTD

Responses Received	<b>108</b>
Number of Total Filings	<b>229</b>
Filing Fees Received	<b>\$ 11,450.00</b>

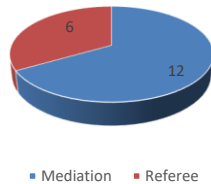
### Assigned Claims YTD

Mediation Assignments	<b>92</b>
Referee Assignments	<b>5</b>

ADR Southern Filings



ADR Northern Filings



### Closed Claims YTD - Southern Nevada

<b>Disposition of Closed Claims</b>	<b>126</b>
Dismissed by Division	<b>0</b>
Dismissed by Mediator	<b>0</b>
Respondent Never Submitted a Response	<b>27</b>
Respondent Not Served	<b>8</b>
Referee	<b>2</b>
Successful Mediation - Agreement Reached	<b>32</b>
Settled Prior to Mediation	<b>0</b>
Unsuccessful Mediation - No Agreement	<b>54</b>
Withdrawn By Claimant	<b>3</b>

### Closed Claims YTD - Northern Nevada

<b>Disposition of Claims Closed</b>	<b>19</b>
Dismissed by Division	<b>0</b>
Dismissed by Mediator	<b>0</b>
Respondent Never Submitted a Response	<b>4</b>
Respondent Not Served	<b>0</b>
Referee	<b>0</b>
Successful Mediation - Agreement Reached	<b>5</b>
Settled Prior to Mediation	<b>0</b>
Unsuccessful Mediation - No Agreement	<b>7</b>
Withdrawn By Claimant	<b>3</b>

### Subsidy

Applications Received	<b>157</b>
Invoices Approved for Payment	<b>89</b>
Invoices Paid	<b>\$ 37,000.00</b>

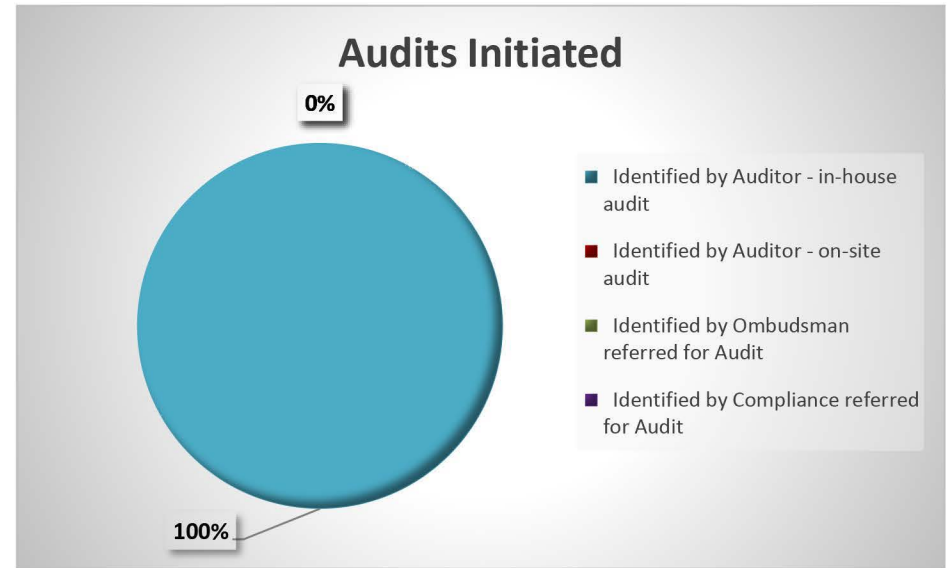
# Auditor Report

<b>FY25 &amp; Carryover from FY24</b>		<b>5</b>
<b>Audits Initiated</b>		
Identified by Auditor - in-house audit		2
Identified by Auditor - on-site audit		0
Identified by Ombudsman referred for Audit		0
Identified by Compliance referred for Audit		0
<b>Total Audits Initiated</b>		<b>2</b>

\* Includes carryover audits included from previous year

<b>Disposition of Audits</b>		
Non-Response to audit - referred to Compliance		1
Completed audits - compliance gained by Auditor		0
Completed audits referred to Compliance		6
<b>Total Audits Completed*</b>		<b>7</b>

<b>Special Projects</b>		
Financial Review - Association		0
Special Projects - Other		1
<b>Total Special Projects</b>		<b>1</b>



The Auditor analyzes association information submitted on forms submitted to the Division, determines areas of deficiency and subsequently engages the association in an audit. However, an audit may be initiated at the request of the Ombudsman, administrative staff, or investigator. The audit includes a review and analysis of the association’s governing documents, financial records, and other records requested, to identify areas of non-compliance. In addition to association audits, the Auditor may also assist the Ombudsman or Compliance section with association financial statement reviews and recommendations based on financial reviews on an as-needed basis.

# Ombudsman Education and Training FY 25

## EDUCATION OFFICER

<b>TOTAL ACTIVE CE COURSES YTD</b>	<b>118</b>
Newly Approved Courses	1
Renewed Courses	11
Course Offerings*	4
Publications **	3
Audits Conducted by Division	0
<b>TOTAL ACTIVE CAMs</b>	<b>756</b>
Supervising CAMs	326
Provisional CAMs	118
Temporary CAMs	30
CAMs	282

\*Courses can be presented more than once. Division applies credits to each licensed attendee and tracks course evaluations.

\*\*Newsletters, flowcharts, handouts, brochures, manuals, FAQs, slide shows, guidance, etc.

## TRAINING OFFICERS

<b>VIDEO VIEWS</b>	<b>Total Views</b>
What is a Reserve Study	2
Reserve Study – Financial Analysis	2
Reserve Study – Physical Analysis	1
Reserve Study Specialist	3
Executive Board Elections	2

<b>PUBLICATIONS**</b>	<b>9</b>
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<b>WEBSITE PAGES</b>	<b>Total Views</b>
Presentations	352
Program Training	231
Flowcharts**	79
Video Tutorials	15

<b>TRAININGS PROVIDED</b>	<b>6</b>
Online - Virtual (via Webex )	7
Off-site (via Microsoft Teams upon request)	0
<b>ATTENDEES</b>	<b>74</b>



**NEVADA REAL ESTATE DIVISION**

**COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS**

**OMBUDSMAN'S OFFICE - CIC COMPLIANCE/AUDIT SECTION**

**REPORTING PERIOD JULY 1, 2024 - JANUARY 31, 2025**

**FISCAL YEAR 25**

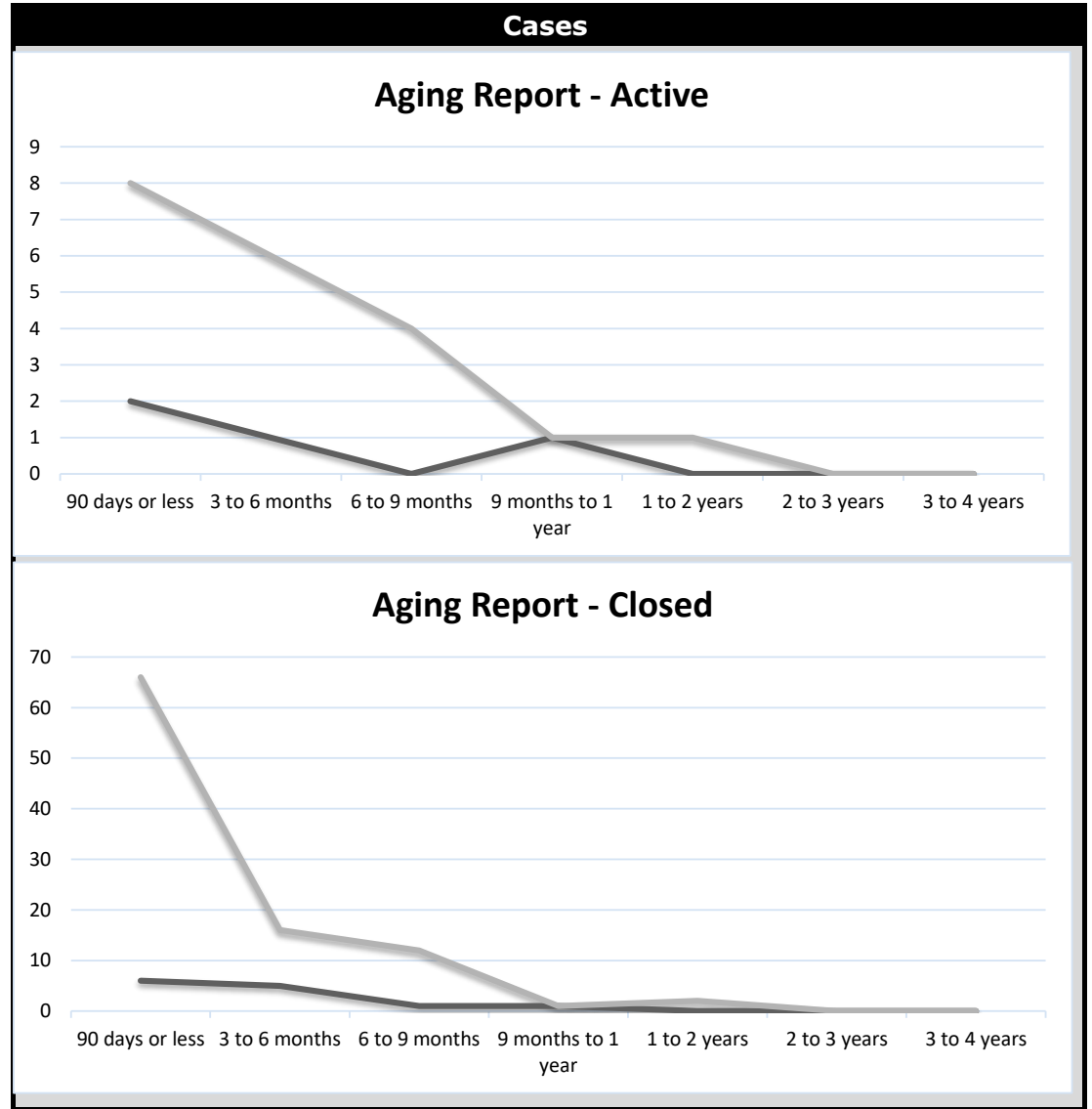


## INTERVENTION AFFIDAVIT

<b>Cases</b>	<b>North</b>	<b>South</b>
Cases Opened YTD	8	85
Total # of Active Cases	4	20
Total # of Cases Closed YTD	13	97

<b>Aging Report - Active</b>	<b>North</b>	<b>South</b>
90 days or less	2	8
3 to 6 months	1	6
6 to 9 months	0	4
9 months to 1 year	1	1
1 to 2 years	0	1
2 to 3 years	0	0
3 to 4 years	0	0
<b>Total</b>	<b>4</b>	<b>20</b>

<b>Aging Report - Closed</b>	<b>North</b>	<b>South</b>
90 days or less	6	66
3 to 6 months	5	16
6 to 9 months	1	12
9 months to 1 year	1	1
1 to 2 years	0	2
2 to 3 years	0	0
3 to 4 years	0	0
<b>Total</b>	<b>13</b>	<b>97</b>



## INTERVENTION AFFIDAVIT DEMOGRAPHICS

Active Cases North	
Carson City	1
Incline Village	1
Stateline	1
Zephyr Cove	1
<b>Total</b>	<b>4</b>

Active Cases South	
Henderson	3
Las Vegas	16
N. Las Vegas	1
<b>Total</b>	<b>20</b>

Closed Cases North	
Crystal Bay	2
Incline Village	1
Reno	8
Sparks	1
Gardnerville	1
<b>Total</b>	<b>13</b>

Closed Cases South	
Boulder City	1
Henderson	7
Las Vegas	77
Laughlin	1
N. Las Vegas	8
Pahrump	3
<b>Total</b>	<b>97</b>

INTRV2 Closed Case Outcome- North	Count of Local
Pending INTRV3/CCIC Hearing	1
Unsubstantiated Allegations	3
No Violation	2
Letter of Instruction	2
Non-Jurisdictional	1
Division Resolved Allegations	1
Division Terminated Investigation	0
CDL Issued	2
Duplicate Case	0
Closed at Claimant's Request	0
Consolidated W/CCIC Case	0
Parties Resolved Prior to Investigation	1
	<b>13</b>

INTRV2 Closed Case Outcome- South	Count of Local
Pending INTRV3/CCIC Hearing	21
Unsubstantiated Allegations	13
No Violation	9
Letter of Instruction	5
Non-Jurisdictional	1
Division Resolved Allegations	34
Division Terminated Investigation	5
CDL Issued	5
Duplicate Case	3
Closed at Claimant's Request	0
Consolidated W/CCIC Case	1
Parties Resolved Prior to Investigation	0
	<b>97</b>

INTRV2 Alleged Issues	Alleged	North	South
HOA GOV DOCS - BYLAWS	2	0	2
HOA GOV DOCS - MAINTENANCE OF COMMON ELEMENT	1	1	0
HOA GOV DOCS - NON-COMPLIANCE OF GOV DOCS	1	0	1
HOA GOV DOCS - OTHER GOV DOCS NOT LISTED	1	1	0
NAC 116.385 - EXECUTIVE BOARD: SUBMISSION TO DIVISION OF CONTACT INFORMATION FOR MEMBERS	2	0	2
NAC 116A.355 - GROUNDS FOR DISC ACTION; UNPROF CONDUCT	2	0	2
NAC 116.405 - MEMBERS OF EXEC. BOARD/PROHIBITED ACTION	18	3	15
NAC 116.415 - CONTENT OF BUDGET TO MAINTAIN RESERVE	6	4	2
NAC 116.425 - RESERVE STUDY; CONTENT	4	2	2
NAC 116.435 - RESERVE STUDY; DISSEMINATION OF SUMMARY OF RESULTS	4	4	0
NAC 116.451 - PREPARATION, CONTENTS AND DISTRIBUTION OF INTERIM FINANCIAL STATEMENT	5	2	3
NAC 116.453 PRESENTATION & CONTENTS OF INTERIM FINANCIALS	2	1	1
NAC 116.457 - PREP, CONTENTS, AND AVAIL OF AUDITED FIN STATEMENTS; QUALS OF AUDITOR	2	1	1
NRS 116.017- COMMON ELEMENTS DEFINED	1	0	1
NRS 116.12065- NOTICE OF CHANGES TO GOVERNING DOCUMENTS	1	0	1
NRS 116.2117- AMENDMENT OF DECLARATION	2	0	2
NRS 116.3101 - HOA / ORGANIZATION	2	2	0
NRS 116.3102 HOA /POWERS	1	0	1
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	34	7	27
NRS 116-31031 - EXECUTIVE BOARD/IMPOSE FINES	5	1	4
NRS 116-310315 - ACCT. FOR FINES/PROHIBITION FEES TOWARDS FINES	7	0	7
NRS 116.31032- DECLARANT/ CONTROL PERIOD	1	1	0
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	57	6	51
NRS 116.31036 - EXECUTIVE BOARD MEMBER REMOVAL	1	0	1
NRS 116.31037 - INDEMNIFICATION & DEFENSE OF EX BOARD MEMBER	1	0	1
NRS 116.31038 - DECLARANT / DELIVERY TO HOA OF PROPERTY HELD	1	1	0
NRS 116.3107 - CIC/UPKEEP	3	1	2
NRS 116.3108 - UNITS' OWNERS/ MEETINGS	10	3	7
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	13	4	9
NRS 116.31084 - VOTING MY MEMBER OF EXECUTIVE BOARD; DISCLOSURES; ABSTENTION FROM VOTING	4	2	2
NRS 116.31085 - UNITS' OWNERS / RIGHT TO SPEAK AT CERTAIN MEETINGS	6	3	3
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE OPENED AT MEETINGS	7	2	5
NRS 116.31088 - MEETINGS REGARDING CIVIL ACTION ; RIGHTS TO REQUEST DISMISSAL OF CIVIL ACTION	2	0	2
NRS 116.3113 - INSURANCE /GENERAL REQUIREMENTS	4	3	1
NRS 116.311395- FUNDS DEPOSITED IN FDIC INSURED INSTITUTION	1	1	0
NRS 116.3114 - SURPLUS FUNDS	2	0	2
NRS 116.31142 - PREPARATION & PRESENTATION OF FINANCIAL STATEMENTS	3	2	1
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	5	3	2
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	14	5	9

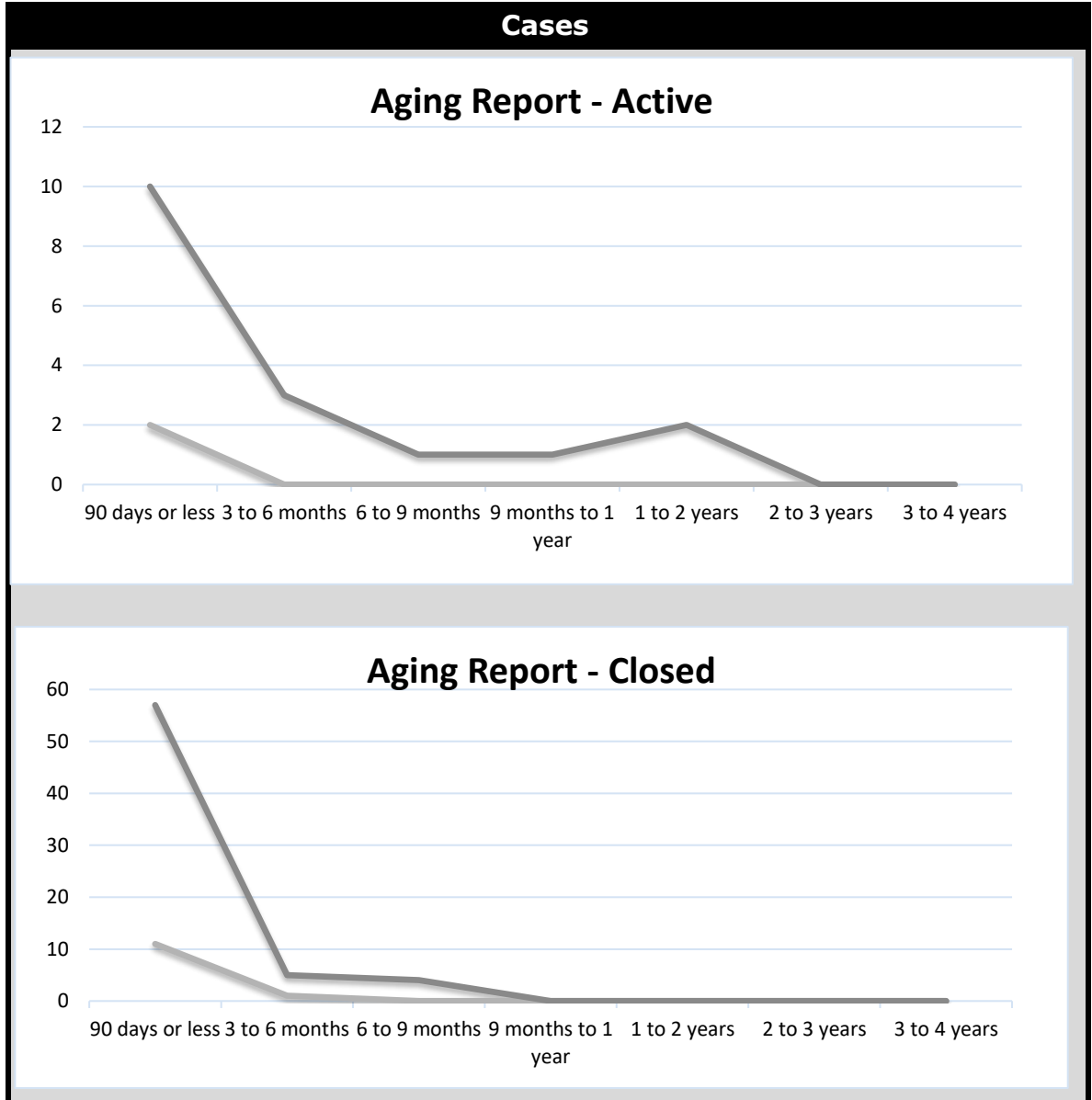
<b>INTRV2 Alleged Issues</b>	<b>Alleged</b>	<b>North</b>	<b>South</b>
NRS 116.31151 - UNITS' OWNERS/ANNUAL DISTRIBUTION	9	5	4
NRS 116.31152 - STUDY OF RESERVE	17	6	11
NRS 116.31153 - WITHDRAWALS/SIGNATURES REQUIRED	9	5	4
NRS 116.31155 - HOA/FEES IMPOSED FOR ADMIN FEES & PENALTIES	2	1	1
NRS 116.31158 - HOA / REGISTRATION W/ OMB	4	1	3
NRS 116.3116 - LEINS / ASSESSMENTS AGAINST UNITS	1	1	0
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	13	3	10
NRS 116.3118 - UNITS' OWNERS RIGHTS/MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR	3	1	2
NRS 116.31183 - RETALIATORY ACTION PROHIBITED	4	0	4
NRS 116.31184 - THREATS & HARASSMENT	5	1	4
NRS 116.31185 - PROHIBITION/CERTAIN PERSONNEL SOLICITING OR ACCEPTING COMPENSATION	5	1	4
NRS 116.31187 - PROHIBITION AGAINST CERTAIN PERSONNEL CONTRACTING WITH ASSOCIATION OR ACCEPTING	1	1	0
NRS 116.345 ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACTION	4	1	3
NRS 116.4109 - RESALE OF UNITS	2	0	2
NRS 116.760- RIGHT OF PERSON TO FILE AFFIDAVIT WITH NRED; PROCEDURE FOR FILING AFFIDAVIT	2	0	2
NRS 116A.610- CM TO DISCLOSE INFO. BEFORE MBMT. CONTRACT	1	0	1
NRS 116A.620 - MGMT AGREEMENT; INSURANCE; CHANGES; TERMINATION	3	2	1
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	9	5	4
NRS 116A.640-CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	5	2	3
<b>INTRV2 Found Issues</b>	<b>Found</b>	<b>North</b>	<b>South</b>
NAC 116A.385 EXECUTIVE BOARD: SUBMISSION TO DIVISION OF CONTACT INFORMATION FOR MEMBERS	1	0	1
NAC 116.405 - MEMBERS OF EXECUTIVE BOARD/PROHIBITED ACTION	7	0	7
NAC 116.415 - CONTENT OF BUDGET TO MAINTAIN RESERVE	1	0	1
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	8	1	7
NRS 116.31031 - EXECUTIVE BOARD/IMPOSE FINES	3	0	3
NRS 116-310315 - ACCT. FOR FINES/PROHIBITION FEES TOWARD FINES	1	0	1
NRS 116.31032 - DECLARANT / CONTROL PERIOD	1	0	1
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	33	1	32
NRS 116.3108 - UNITS' OWNERS/ MEETINGS	1	0	1
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	1	0	1
NRS 116.31085 - UNIT'S OWNERS/RIGHT TO SPEAK AT CERTAIN MEETINGS	1	1	0
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	3	1	2
NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	5	3	2
NRS 116.31151 - UNITS' OWNERS/ANNUAL DISTRIBUTION	2	0	2
NRS 116.31152 - STUDY OF RESERVE	3	1	2
NRS 116.31153- WITHDRAWALS/SIGNATURES REQUIRED	2	0	2
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAILABILITY	6	1	5
NRS 116.3118- UNITS OWNERS RIGHTS/MAINTENANCE & AVAILABILITY OF RECORDS REQUIRED FOR	2	0	2
NRS 116.760- RIGHT OF PERSON TO FILE AFFIDAVIT WITH NRED; PROCEDURE FOR FILING AFFIDAVIT; AMINISTRATIVE FINE FOR	2	0	2

## Statement of Fact

Cases	North	South
Cases Opened YTD	11	65
Total # of Active Cases	2	17
Total # of Cases Closed YTD	12	66

Aging Report - Active	North	South
90 days or less	2	10
3 to 6 months	0	3
6 to 9 months	0	1
9 months to 1 year	0	1
1 to 2 years	0	2
2 to 3 years	0	0
3 to 4 years	0	0
<b>Total</b>	<b>2</b>	<b>17</b>

Aging Report - Closed	North	South
90 days or less	11	57
3 to 6 months	1	5
6 to 9 months	0	4
9 months to 1 year	0	0
1 to 2 years	0	0
2 to 3 years	0	0
3 to 4 years	0	0
<b>Total</b>	<b>12</b>	<b>66</b>



## STATEMENT OF FACT DEMOGRAPHICS

Active Cases North	
Incline Village	1
Reno	1
<b>Total</b>	<b>2</b>

Active Cases South	
Henderson	3
Las Vegas	11
Laughlin	1
Mesquite	1
North Las Vegas	1
<b>Total</b>	<b>17</b>

Closed Cases North	
Dayton	1
Incline Village	4
Minden	2
Reno	5
<b>Total</b>	<b>12</b>

Closed Cases South	
Henderson	6
Pahrump	1
Las Vegas	54
North Las Vegas	5
<b>Total</b>	<b>66</b>

SOF Closed Case Outcome- North	Count of Local
Pending INTRV3/CCIC Hearing	0
Unsubstantiated Allegations	3
No Violation	6
Letter of Instruction	0
Non-Jurisdictional	0
Division Resolved Allegations	0
Division Terminated Investigation	2
ADR Allegations	0
Duplicate Case	0
Closed at Claimant's Request	1
Parties Resolved Prior to Investigation	0
Administrative Fine/ Education	0
	<b>12</b>

SOF Closed Case Outcome- South	Count of Local
Pending INTRV3/CCIC Hearing	0
Unsubstantiated Allegations	14
No Violation	20
Letter of Instruction	1
Non-Jurisdictional	3
Division Resolved Allegations	1
Division Terminated Investigation	20
ADR Allegations	3
Duplicate Case	1
Closed at Claimant's Request	2
Parties Resolved Prior to Investigation	0
Administrative Fine/ Education	1
	<b>66</b>

<b>HOA 116 Alleged Issues</b>	<b>Alleged</b>	<b>North</b>	<b>South</b>
HOA GOV DOCS - NON-ENFORCEMENT OF RULES, REGS & GOV DOCS	2	0	2
HOA GOV DOCS - NON COMPLIANCE OF GOV DOCS	1	0	1
HOA GOV DOCS - FINES	2	0	2
HOA GOV DOCS - RULES & REGULATIONS	5	0	5
HOA 116 - NON JURISDICTIONAL	4	0	4
HOA COMPL - OTHER CHAPTER 116 ISSUES NOT LISTED	3	0	3
HOA GOV DOCS - ARC	1	0	1
HOA GOV DOCS - BYLAWS	1	0	1
HOA GOV DOCS - OTHER GOV DOCS ISSUES NOT LISTED	2	0	2
NAC 116.0433- FINANCIAL RECORDS	2	0	2
NAC 116.385 - EXECUTIVE BOARD: SUBMISSION TO DIVISION OF CONTACT INFORMATION	1	1	0
NAC 116.405 - MEMBERS OF EXEC. BOARD/PROHIBITED ACTION	4	0	4
NAC 116A.345- PROHIBITED ACTS	2	1	1
NAC 116A.350 - ALLEGATIONS OF MISCONDUCT/ACTION BY ADMINISTRATOR	4	1	3
NAC 116A.355 - GROUNDS FOR DISCIPLINARY ACTION; UNPROFESSIONAL	9	1	8
NRS 116.12065 - NOTICE OF CHANGES TO GOVERNING DOCUMENTS	1	1	0
NRS 116.3102 - HOA/POWERS	3	0	3
NRS 116.3103 - POWER OF BOARD; FIDUCIARIES	3	0	3
NRS 116.31031 - EXECUTIVE BOARD / IMPOSE FINES	4	0	4
NRS 116.310312 - POWER OF BOD/ENTER UNIT FOR MAINT./SECURITY INT	1	1	0
NRS 116.310315 - ACCT. FOR FINES/PROHIBITION FEES TOWARD FINES	2	0	2
NRS 116.31034 - EXECUTIVE BOARD / ELECTION & ELIGIBILITY	10	2	8
NRS 116.31036 - EXECUTIVE BOARD MEMBER REMOVAL	4	0	4
NRS 116.31038 - DECLARANT/DELIVERY TO HOA OF PROPERTY HELD	1	0	1
NRS 116.3106 - BYLAWS	1	1	0
NRS 116.31065 - RULES	3	1	2
NRS 116.3107 - CIC/UPKEEP	8	0	8
NRS 116.3108 - UNITS' OWNERS/MEETINGS	6	2	4
NRS 116.31083 - EXECUTIVE BOARD / MEETINGS	5	1	4
NRS 116.31085 - UNITS' OWNERS/RIGHT TO SPEAK AT CERTAIN MEETINGS	7	2	5
NRS 116.31086 - SOLICITATION OF BIDS FOR ASSOCIATION PROJECT; BIDS TO BE	1	0	1
NRS 116.3109 - QUOROM	1	1	0
NRS 116.311 - UNIT'S OWNERS/VOTING	2	1	1
NRS 116.31135 - INSURANCE /REPAIR OR REPLACEMENT OF DAMAGED O	1	1	0
NRS 116.31144 - AUDIT & REVIEW OF FINANCIAL STATEMENT	3	2	1

NRS 116.3115 - ASSESSMENTS / COMMON EXPENSES	1	0	1
NRS 116.31152 - STUDY OF RESERVE	1	0	1
NRS 116.31153 - WITHDRAWALS / SIGNATURES REQUIRED	3	2	1
NRS 116.31155 - HOA/FEEES IMPOSED FOR ADMINISTRATIVE FEES & PENAL	1	1	0
<b>HOA 116 Alleged Issues</b>	<b>Alleged</b>	<b>North</b>	<b>South</b>
NRS 116.3116 - LIENS / ASSESSMENTS AGAINST UNITS	1	0	1
NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAIL	8	1	7
NRS 116.3118 - UNITS' OWNERS RIGHTS / MAINTENANCE & AVAIL OF RECORDS REQ FOR RESALE OF UNITS	1	0	1
NRS 116.31183 RETALIATORY ACTION PROHIBITED	2	0	2
NRS 116.31184 - THREATS & HARASSMENT	8	0	8
NRS 116.31185- PROHIBITION/ CERTAIN PERSONNEL SOLICITING O ACCEPTING COMPENSA	1	0	1
NRS 116.31187- PROHIBITION/CERTAIN PERSONNEL ACCEPTING COMPENSATION FROM HO	1	0	1
NRS 116.31189- BRIBERY OF COMMUNITY MANAGER OR MEMBER OF EXECUTIVE BOARD; F	1	0	1
NRS 116.345 - ASSOCIATION PROHIBITED FROM TAKING CERTAIN ACTION	2	0	2
NRS 116.350 - LIMITATIONS REGARDING REGS OF CERTAIN ROADS; PERM	1	0	1
NRS 116A.620 - MGMT. AGREEMENT; INSURANCE;CHANGES; TERMINATIO	1	0	1
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	17	2	15
NRS 116A.640 -CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS	2	1	1

<b>Found Issues</b>	<b>Found</b>	<b>North</b>	<b>South</b>
NRS 116A.630 - STANDARDS OF PRACTICE FOR CM	1	0	1