

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 CHEYENNE PARK VILLAS
11 HOMEOWNERS ASSOCIATION, INC.

12 Respondent.

Case No. 2024-606

FILED

JUN 17 2026

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

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13 **STATUS CHECK ORDER**

14 This matter came on for a status check before the Commission for Common-Interest Communities
15 and Condominium Hotels, State of Nevada (the "Commission"), pursuant to its Order filed December
16 19, 2025, on June 10, 2026 (the "Hearing"). John Leach, Esq., with Leach Kern Gruchow Song, appeared
17 in person on behalf of Cheyenne Park Villas Homeowners Association ("RESPONDENT"), also with
18 supervising community manager Lisa Roberts (CAM.0001759-SUPR) appearing by video with board
19 president Dennis Pankey also present. Christal Park Keegan, Senior Attorney for the Nevada Real Estate
20 Division ("Division") appeared on behalf of Petitioner.

21 Division's counsel moved the parties' documents into the record: the Respondent's nine (9)
22 exhibits to its Status Report filed May 26, 2026, and its exhibits 10-13 presented at the hearing, and the
23 Division's exhibits filed May 28, 2026: Exhibits 1-5, NRED 1-41. The parties made statements regarding
24 compliance with the Commission's December 19, 2025 Order.

25 **FINDINGS**

26 The Commission retains jurisdiction over the parties and the subject matter of this matter
27 pursuant to NRS 116.750, and finds that the Respondent **BREACHED** its December 19, 2025 Order
28 with respect to:

- 1 1. Order Term 1.a. by failing to file the 2024 Audit within ten (10) working days before the
2 meeting; and
3 2. Order Term 1.b. by failing to demonstrate proof of completion of board member training
4 education.

5 Despite the foregoing, the Commission shall not issue sanctions at this time.


6 **ORDER**

7 The Commission, being fully apprised in premises, and good cause appearing, **ORDERS:**

- 8 1. The Respondent shall appear at the December 8-10, 2026 Commission Meeting and file a
9 status report ten (10) working days before the Meeting, addressing the following:
- 10 a. Completion of all required continued education by existing and new Respondent
11 board members from training provided by the Division or other accredited approved
12 sources;
 - 13 b. The Form 602 Declaration of Certification Common-Interest Community Board
14 Member for all board members;
 - 15 c. Updated reserve study, and the Form 609 Reserve Study Summary Form;
 - 16 d. Updated funding plan;
 - 17 e. 2025 audited financial statements;
 - 18 f. To the extent possible, reconciliation of the Due To/From to identify transfers to the
19 bank account;
 - 20 g. Most current financial statements;
 - 21 h. Status of the Peerless Cleaning Contract and the check signatures as they relate to the
22 conflict of interest with the Board President.

23 DATED this 17th day of June 2026.

24 **COMMISSION FOR COMMON-INTEREST**
25 **COMMUNITIES AND CONDOMINIUM**
26 **HOTELS, DEPARTMENT OF BUSINESS**
27 **AND INDUSTRY, STATE OF NEVADA**

28 By: 
June Heydarian, Chair

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Submitted by:

NEVADA REAL ESTATE DIVISION

By: cpkeegan

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