

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,
STATE OF NEVADA,

7 Petitioner,

8 vs.

9 ROBINDALE/TAMARUS HOMEOWNER'S
ASSOCIATION, (Entity No. C12712-2001),

10 Respondent.

Case No. 2025-612

FILED

APR 14 2026

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

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11 **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER**

12 This matter came on for hearing before the COMMISSION FOR COMMON-
13 INTEREST COMMUNITIES AND CONDOMINIUM HOTELS, STATE OF NEVADA
14 ("Commission") on Tuesday, March 10, 2025. (the "Hearing"). Respondent
15 Robindale/Tamarus Homeowner's Association (hereinafter, "RESPONDENT
16 ASSOCIATION") did not, through any members of its board of directors appear in person,
17 or through counsel or otherwise, nor did RESPONDENT ASSOCIATION answer the
18 complaint. William C. Peper, Deputy Attorney General with the Nevada Attorney
19 General's Office, appeared on behalf of the Real Estate Division of the Department of
20 Business and Industry, State of Nevada (the "Division").

21 Attorney Peper noted that Complainant Jacobo Chavez was in attendance and
22 available to answer any questions the Commissioners might have for him. Attorney Peper
23 then stated that because RESPONDENT ASSOICAITON failed to file an answer to the
24 complaint or to have anyone make an appearance on its behalf at this hearing, the Division
25 would be moving for a default. Commission Coordinator Maria Gallo testified regarding
26 notices sent to the individual owners in the RESPONDENT ASSOCIATION and also sent
27 to the last registered board members on file with the Division for the RESPONDENT
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1 ASSOCIATION, and steps taken to effect proper service. The Commission found
2 appropriate service of notice of the hearing, the complaint and notice thereof, the notice of
3 documents, and all other efforts taken to inform the RESPONDENT ASSOCIATION of the
4 matter before the Commission. The Commission thereafter took notice of and admitted into
5 the record the documents filed by the Division to substantiate the allegations within the
6 Complaint.

7 After hearing testimony and examining the evidence presented in this matter, and
8 for good cause appearing, the Commission now enters its Findings of Fact, Conclusions of
9 Law, and Order by default against RESPONDENT ASSOCIATION as follows:

10 FINDINGS OF FACT

11 Based on a preponderance of the evidence in the record, and the documents admitted
12 at the Hearing, the Commission voted to find all of the following factual allegations were
13 proven by default:

14 1. RESPONDENT ASSOCIATION, Entity Number C12712-2001, consists of
15 seven (7) single family home units in a common interest community located in Las Vegas,
16 Nevada. **CICCH0001-0004.**

17 2. On May 13, 2025, RESPONDENT ASSOCIATION filed a registration filing
18 addendum naming Mike Hillyard as Board President and Scott Kieper as Board Secretary.
19 **CICCH0003-0004.**

20 3. Mike Hillyard was elected or otherwise appointed to a position on the Board
21 of Directors for RESPONDENT ASSOCIATION and, as of the date of this Complaint's
22 filing, continues to hold that position. **CICCH0003-0004.**

23 4. Scott Kieper was elected or otherwise appointed to a position on the Board of
24 Directors for RESPONDENT ASSOCIATION and, as of the date of this Complaint's filing,
25 continues to hold that position. **CICCH0003-0004.**

26 5. Outside of Mike Hillyard and Scott Kieper, the RESPONDENT
27 ASSOCIATION has no other current board members. **CICCH0003-0004.**

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1 6. On August 12, 2025, the Division's Office of the Ombudsman received an
2 Intervention Affidavit filed by Complainant Jacobo Chavez, unit owner, and former board
3 member, alleging that RESPONDENT ASSOCIATION had committed various violations
4 of NRS 116, including allegations that they had not held any board meetings in the last
5 five years, did not inform unit owners of the association's financial status, did not collect
6 HOA dues from all unit owners, and had failed to maintain common elements of the
7 RESPONDENT ASSOCIATION. **CICCH0005-0008.**

8 7. On August 19, 2025, the Division issued letters by certified mail, addressed to
9 the record owners of each of the seven (7) lots within the RESPONDENT ASSOCIATION,
10 as exemplified by copies sent to Complainant Chavez and to unit owners Richard and Jean
11 Rayner (collectively, the "Notice Letters"), based on ownership records as shown by the
12 then-current Clark County Real Estate records. **CICCH0012-0014.**

13 8. The owner of 7728 Maggie Belle Court, the Complainant, acknowledged
14 receipt of the Notice Letter. **CICCH0014.**

15 9. The owners of 7725 Maggie Belle Court received the Notice Letter on
16 September 5, 2025; no response was made to the Division. **CICCH0014.**

17 10. The owners of 7735 Maggie Belle Court received the Notice Letter on
18 September 5, 2025; no response was made to the Division. **CICCH0014.**

19 11. The owners of 7738 Maggie Belle Court received the Notice Letter on August
20 23, 2025; no response has been made to the Division. **CICCH0014.**

21 12. The Notice Letter addressed to 7745 Maggie Belle Court was returned by the
22 postal service with the notation that the address was "Vacant, Unable to Forward."
23 **CICCH0014.**

24 13. The Notice Letter addressed to 7748 Maggie Belle Court was noted by the
25 postal service as "Moving Through Network." The record owner is shown in the Clark
26 County Assessor's Office as Easy Exit Home Solutions LLC with a registered address of
27 4030 Wake Forest Road, Raleigh, NC 27809. **CICCH0014.**

1 recovery of attorney's fees; the entire sum to be paid by the RESPONDENT ASSOCIATION
2 prior to the June, 2026 hearing stack.

3 2. RESPONDENT ASSOCIATION shall hold an election and thereby elect a
4 board of directors consisting of no less than three members, restore status of the corporate
5 Association with the Nevada Secretary of State and complete all filings with the Nevada
6 Real Estate Division. The homeowners are hereby informed that should they fail to timely
7 elect a proper and sufficient board of directors, the Division reserves the right to petition
8 for a receivership through the Clark County District Court with all attendant costs and
9 fees to be assessed and shared by the seven homeowners on a shared basis.

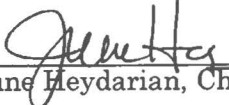
10 3. RESPONDENT ASSOCIATION shall designate a representative from the
11 newly formed board of directors to appear at the June 9-11, 2026, hearing stack and, at
12 least ten days prior to the hearing stack, submit to the Division, for distribution to the
13 commission, any supporting documents related to the RESPONDENT ASSOCIATION'S
14 actions in anticipation of complying with the Commission's Orders herein.

15 4. A copy of this Order shall be served by U.S. Mail upon each of the seven
16 owners of residences within the Association.

17 5. The Commission retains jurisdiction for correcting any errors that may
18 have occurred in the drafting and issuance of this document.

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20 DATED: April 14, 2026

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

24 By: 
June Heydarian, Chairwoman

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Submitted by:

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Attorney General

By: /s/ William C. Peper
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