

CICCH Commission Meeting June 9, 2026. Proposed Changes to NAC116 and NAC116A

Comments, **OPPOSE**

Benn Wiebers, 2405 W. Serene Ave #946, Las Vegas, NV 89123

I speak today in support of Michael Kosor and the Nevada HOA Reform Coalition and what he is trying to accomplish by bringing concerns to you about this pending legislation.

There are disturbing aspects of this proposed legislation that certainly appear to show that transparency is not something that the Real Estate Division is interested in making a priority.

That is concerning in itself, but when combined with the fact that in my experience in dealing with the Division, it has shown that it has the attitude that individual homeowners are an annoyance and the Division is not really interested in solving problems or blatant violations of laws for individual homeowners within an HOA. This is particularly the case when large investors or a developer is involved.

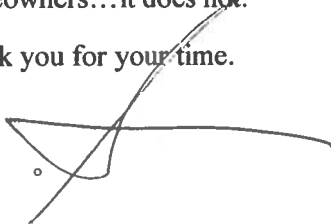
It is particularly galling when you bring well-documented proof of wrongdoing to Compliance (the misappropriation of over 11 million dollars) and the Division says they are investigating, they will hold the parties involved responsible, and those parties will be brought to a hearing before the Commission. That never happened. Instead, they just closed our complaints after we waited patiently for the promised actions to come to fruition. Why the Division did not wait until the expert Forensic Audit was completed and they could consider it in their investigations, before closing out our complaints, is very troubling.

My wife and I, as well as other homeowners of our HOA have tried to go through the process, as it now exists, many times and it has been a truly frustrating and a hugely disappointing experience. If this proposed legislation as written goes into effect, the process will be even worse. Owners at our HOA have been told that to solve our problems we need to go through ADR and/or file a lawsuit. This has occurred time and time again. This lack of meaningful response to our legitimate complaints has allowed majority investors to destroy what our HOA was supposed to be and the quality of life of many of its homeowners.

Why have a regulator when the bottom line is almost always being told take your issue to mediation and/or the courts or that the division doesn't see any violations, even when we have provided indisputable documented proof.

There are states such as California and Florida that do not even have a regulator such as the Real Estate Division. Maybe that is the way to go, save the State of Nevada money and shut down all of the compliance aspects of the Division related to HOAs. For the average homeowner in an HOA, the mandate of the Division is not the reality. The Division is supposed to be here to help and protect homeowners...it does not.

Thank you for your time.



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