

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

Comments, **OPPOSE**

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Based on my experiences dealing with the Nevada Real Estate Division and this Organization, the real purpose of the proposed changes is to:

- (1) stop homeowners from coming forward with legitimate complaints;
- (2) to penalize homeowners who have legitimate complaints;
- (3) to "legalize" what NRED has been doing for many years: shutting down legitimate complaints; resisting starting any investigations; conning homeowners to believe that a legitimate investigation is underway; and closing out investigations as soon as possible.

The very legitimate and well-documented complaints my husband and I filed were primarily against the board members representing the developer and large investors. What we learned was that NRED and this Organization want to protect these parties to the detriment of innocent homeowners.

I went to NRED in January 2018 because we had learned that the developer and investors were planning to sell the remainder of the project to another investor; and, that they owed our Association millions and millions of dollars. We needed NRED to make sure the monies were paid back to our HOA. Despite providing NRED indisputable evidence, NRED let the monies be stolen from innocent homeowners when the bulk sale took place that August. Then after extensively documenting with more complaints... NRED strung us along again... and still let them steal the money. NRED did NOT even wait for the expert Forensic Audit to be completed which proved, without a doubt, that \$11.5M had been stolen.

Regarding the "health, safety or welfare" aspects of the proposed regulation, I don't see anything about protecting homeowners/the public from the NRED and this Organization. The Chief Compliance Officer used intimidatory harassing tactics against me as did one of your investigators. I dropped off a complaint and the CCO called me back. I told him I was driving onto the Strip and would phone him back as soon as I found a parking space. Instead of letting me phone him back, he phoned me again shortly after. I felt intimidated and harassed by him and had no choice but to put myself in danger and speak to him while driving. Another example, an investigator was looking through my complaint. He became very upset and accused me of having a document that he claimed I shouldn't have. I told him it had been sent to all homeowners in the mail. After speaking to someone else in your organization, he came back knowing full well that I had done nothing wrong. Unbelievable! My husband and I have even hired an attorney to file more complaints in more recent years, and the CCO has ignored and blown him off as well.

In my experience, homeowners are treated UNfairly and their legitimate complaints are SHUT DOWN when the complaints are AGAINST developers and big investors, and their boards and managers. The proposed changes will only make things worse for homeowners in all kinds of situations. It will "legalize" NRED throwing out legitimate complaints - which NRED has been doing to my husband, myself and other homeowners since 2018 - and will unfairly penalize innocent homeowners.

I OPPOSE the proposed regulatory changes.



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