

JUN 02 2026

NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

**From:** [HJ](#)  
**To:** [NRED Administration](#)  
**Cc:** [Shareece N. Bates](#)  
**Subject:** Re:Club Tahoe governed by NRS 117, NRS 119a NRS 82 -questions NAC - Shareece Bates  
**Date:** Monday, June 1, 2026 11:34:44 PM

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Thank you for your email.

**Attention to:Shareece Bates**

Administration Section Manager  
Department of Business and Industry  
Real Estate Division

Re: Public Comment from a Club Tahoe Resort Association Owner

If we're looking at this from the perspective of a Club Tahoe owner reviewing proposed **NAC 116 and NAC 116A** regulations, the concern is not necessarily what the regulations say today, but what owners would not want future regulations, management practices, or interpretations to allow.

Since Club Tahoe is generally understood to be governed by **NRS 117, NRS 119A, NRS 82, Horizontal Property Management, UAA Uniform Apartment Act, pre-1992 property, its CC&Rs, and Bylaws**, owners would likely not want any NAC 116 or NAC 116A changes to be interpreted as allowing:

**1. Management Companies to Replace Governing Documents**

Owners would not want a licensed manager or management company to claim that:

- Administrative regulations supersede recorded CC&Rs.
- Administrative regulations supersede bylaws.
- Management policies override owner voting rights.
- Internal management procedures replace statutory owner protections.

**Key concern:**

Preservation of the governing hierarchy:

NRS 117 → NRS 119A → NRS 82 → CC&Rs → Bylaws → Rules → Management Procedures.

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## **2. Expansion of Manager Authority**

Owners would not want regulations interpreted to allow managers to:

- Control election procedures.
- Determine voter eligibility.
- Establish voting methods inconsistent with bylaws.
- Control proxy administration.
- Control Voting Member Certificate administration.
- Determine who may participate in major owner votes.

### **Key concern:**

Managers should administer—not govern.

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## **3. Reduction of Owner Control**

Owners would not want regulations that indirectly diminish:

- Inspection rights.
  - Financial transparency.
  - Access to contracts.
  - Access to election records.
  - Access to insurance information.
  - Access to deed-back records.
  - Access to reserve information.
- 

## **4. Control of Association-Owned Inventory**

One of the biggest long-term governance concerns for a timeshare association is Association-controlled inventory.

Owners would not want regulations interpreted to permit:

- Unverified voting by Association-held weeks.
- Unclear ownership records.
- Lack of transparency regarding deed-backs.
- Use of Association inventory to influence governance outcomes.

Particularly important for future continuation, reconstruction, redevelopment, or termination votes.

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## **5. Increased Influence Over Continuation or Termination Decisions**

Under your preserved Club Tahoe concerns involving Articles XV, XVI, and XX, owners would not want regulations interpreted to permit:

- Manager influence over casualty reconstruction votes.
- Manager influence over redevelopment votes.
- Manager influence over termination votes.
- Manager influence over continuation votes.

Those decisions belong to owners under governing documents.

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## **6. Public Representations Affecting Property Value**

Owners would not want regulations that fail to address situations where:

- Property status is inaccurately represented.
  - Closure notices are posted without proper authority.
  - Rental availability is affected.
  - Exchange usage is affected.
  - Property reputation is affected.
- 

## **7. Conflicts of Interest**

Owners would not want regulations that permit:

- Undisclosed relationships.
  - Undisclosed compensation structures.
  - Undisclosed inventory arrangements.
  - Undisclosed redevelopment incentives.
  - Undisclosed rental-revenue arrangements.
- 

## **8. Weakening Fiduciary Accountability**

Owners would not want regulations interpreted to reduce accountability when:

- Records are withheld.
- Elections are improperly administered.
- Financial information is incomplete.
- Insurance oversight is inadequate.
- Owner rights are impaired.

Club Tahoe owners purchased ownership interests in a fee-simple timeshare condominium that is governed by:

- NRS 117 (Horizontal Property Regime),
- NRS 119A (Timeshares),
- NRS 82 (Nonprofit Corporations),
- the recorded CC&Rs,
- and the Association's Bylaws.

Owners are concerned that future regulations adopted under NAC 116 or NAC 116A could be interpreted in a manner that unintentionally expands the authority of property management companies, community managers, boards, or other parties beyond the rights and limitations established by the governing statutes and recorded governing documents applicable to Club Tahoe.

Owners are not asking the Commission to change Club Tahoe's governing structure. Rather, owners seek clarification that regulations adopted for common-interest communities governed by NRS 116 will not be interpreted to:

- reduce owner voting rights;
- alter quorum requirements;
- modify election procedures;
- limit owner access to records;
- affect Voting Member Certificate requirements;
- change reconstruction rights following casualty events;
- affect continuation or termination rights under the CC&Rs;
- diminish protections established under NRS 117, NRS 119A, or NRS 82;
- or permit management companies to exercise authority beyond that granted by statute and governing documents.

In simple terms:

Club Tahoe owners want assurance that regulations written for NRS 116 communities cannot later be used to override, weaken, reinterpret, or bypass the rights that owners already have under NRS 117, NRS 119A, NRS 82, the CC&Rs, and the Bylaws.

Respectfully,

Helen Jeng  
CLUB TAHOE OWNER  
Unit 28 Week 5  
Unit 30 Week 33,34

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Notice of Workshop for Proposed Regulation Changes for NAC 116 and NAC 116A

Hello everyone,

The Division posted a Notice of Workshop to Solicit Comments on Proposed Regulations of NAC 116 and NAC 116A by the Commission for Common-Interest Communities and Condominium Hotels. The workshop will be held on Tuesday, June 9, 2026, on the first day of the commission meeting.

The proposed regulation, small business impact statement and small business impact questionnaire can be found on the Division's website here:[https://red.nv.gov/Content/CIC/Workshops\\_and\\_Adoptions/](https://red.nv.gov/Content/CIC/Workshops_and_Adoptions/).

You may submit any written public comment regarding the regulation before, during and after the workshop. Please submit your public comment to: [PublicComments@red.nv.gov](mailto:PublicComments@red.nv.gov).

Thank you  
Shareece

**Shareece Bates**

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## **Nevada Real Estate Division**

Nevada Department of Business and Industry  
"Growing business in Nevada"

From: [H 1](#)  
To: [NRED Administration; Shareece N. Bates; NRED Administration](#)  
Cc: [mona.hunty; ed@red.nv.gov; info@red.nv.gov](#)  
Subject: Re: Public comment concerning the proposed amendments contained in LCB File No. R091-25.  
Date: Tuesday, June 2, 2026 11:04:19 AM

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June 2, 2026

LCB File No. R091-25- Additional Public comment.

Shareece Bates:

RE: Public comment concerning the proposed amendments contained in LCB File No. R091-25.

**Subject: Request for Clarification Regarding Application of Proposed NAC 116, NAC 116A, and Related Regulations to Fee-Simple Timeshare Condominium Associations Governed by NRS 117, NRS 119A, and NRS 82**

To the Commission for Common-Interest Communities and Condominium Hotels:

I respectfully submit the following comments concerning the proposed amendments contained in LCB File No. R091-25.

My purpose is not to oppose the proposed regulations. Rather, I seek clarification concerning the relationship between regulations adopted under NAC 116 and NAC 116A and **fee-simple timeshare condominium associations** that are governed by NRS 117, NRS 119A, NRS 82, recorded CC&Rs, and association bylaws rather than by NRS 116.

Many Nevada timeshare condominiums were created under earlier statutory frameworks and operate under recorded governing documents that establish specific ownership rights, voting rights, governance procedures, reconstruction provisions, continuation provisions, termination provisions, record-inspection rights, and owner protections.

Accordingly, I respectfully request clarification regarding the following issues.

**1. Preservation of Governing Authority**

Can the Commission confirm that no provision of NAC 116, NAC 116A, or any regulation adopted pursuant to LCB File No. R091-25 may be interpreted to alter, supersede, diminish, or bypass rights established under:

- NRS 117;
- NRS 119A;
- NRS 82;
- recorded declarations, CC&Rs, and condominium documents;
- association bylaws; or
- lawfully adopted owner voting rights?

**2. Community Manager and Management Company Authority**

Can the Commission confirm that the proposed regulations are **not intended to expand the governance authority of community managers or management companies beyond authority expressly granted by applicable statutes, contracts, recorded governing documents, and duly authorized board actions?**

Specifically, can the Commission clarify that the regulations are not intended to authorize management companies to:

- determine voting eligibility;
- establish governance procedures inconsistent with governing documents;
- alter quorum calculations;
- interpret ownership rights;
- determine continuation, reconstruction, redevelopment, or termination rights; or
- otherwise exercise authority reserved to owners or governing bodies under applicable law?

**3. Election Administration and Owner Rights**

If the proposed regulations address election administration, electronic voting systems, ballot procedures, vote tabulation, recordkeeping, or owner verification processes, can the Commission clarify that such regulations may not be interpreted to override election procedures established by governing statutes and recorded governing documents applicable to non-NRS 116 associations?

**4. Association Records and Transparency**

The proposed regulations contain provisions relating to records and transfer of records upon termination of management agreements.

Can the Commission clarify whether records subject to transfer include, where applicable:

- owner lists;
- voting records;
- election records;
- proxy records;
- Voting Member Certificate records;
- association-owned inventory records;
- deed-back records;
- management contracts;
- insurance records;
- reserve-study materials;
- financial records;
- electronic communications;
- electronic voting records; and
- associated metadata necessary to verify governance actions?

**5. Association-Owned Inventory**

For associations that may hold title to intervals through deed-back programs, foreclosure programs, maintenance-fee inventory, or similar arrangements, can the Commission clarify what recordkeeping and transparency obligations apply to community managers and management companies concerning:

- ownership status;
- voting eligibility;
- record retention;
- inventory administration; and
- owner access to information necessary to verify governance processes?

**6. Protection of Existing Governance Rights**

**Most importantly, I respectfully request confirmation that nothing in the proposed regulations is intended to:**

- **diminish owner voting rights;**
- **diminish owner inspection rights;**
- **diminish reconstruction rights;**
- **diminish continuation rights;**
- **diminish termination rights;**
- **alter rights established under recorded governing documents; or**
- **permit management companies to supersede the governance framework established by applicable statutes and governing documents.**

Conclusion

I support clear professional standards for community managers and management companies. However, I respectfully request that the Commission clarify that regulations adopted under NAC 116 and NAC 116A are not intended to alter the governance rights, ownership rights, voting rights, inspection rights, reconstruction rights, continuation rights, or termination rights established for **fee-simple timeshare condominium associations under NRS 117, NRS 119A, NRS 82, recorded CC&Rs, and association bylaws.**

Thank you for your consideration of these comments.

Helen Jeng

Club Tahoe Resort Association - Owner

[Azean2@gmail.com](mailto:Azean2@gmail.com)

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Thank you  
Shareece