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NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

June 2, 2026

Merged Summary Public comment:

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Dear Shareece Bates:

**Re: Public Comment on LCB File No. R091-25 – Request for Clarification Regarding Application to Fee-Simple Timeshare Condominium Associations Governed by NRS 117, NRS 119A, and NRS 82**

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

**Introduction**

I support the Commission's efforts to establish clear standards governing community managers and management companies. However, on behalf of Club Tahoe owners and similarly situated fee-simple timeshare condominium owners, I respectfully request clarification regarding the intended application of the proposed regulations to associations governed by NRS 117, NRS 119A, NRS 82, and their recorded governing documents, rather than by NRS 116.

**Background and Purpose**

Many Nevada timeshare condominium associations were established under separate statutory frameworks that provide owners with specific ownership rights, voting rights, governance rights, inspection rights, record-access rights, reconstruction rights, continuation rights, redevelopment rights, partition rights, and termination rights. These rights are reflected in recorded declarations, CC&Rs, condominium documents, and association bylaws.

The purpose of this comment is not to seek special treatment or exemption, but to ensure that regulations governing community managers and management companies are not inadvertently interpreted in a manner that alters existing statutory and contractual rights applicable to fee-simple timeshare condominium associations operating under separate governance frameworks.

**Requested Clarifications**

- Nothing in NAC 116, NAC 116A, or any regulation adopted pursuant to LCB File No. R091-25 is intended to expand the governance authority of a community manager or

management company beyond the authority expressly granted by applicable statutes, governing documents, and validly authorized association actions.

- Nothing in NAC 116, NAC 116A, or any regulation adopted pursuant to LCB File No. R091-25 is intended to alter owner voting rights, voting eligibility requirements, voting-member certificate requirements, proxy requirements, ballot requirements, cumulative voting rights, director-election procedures, director-removal procedures, quorum requirements, inspection rights, record-access rights, transparency rights, or other governance rights established by applicable law and governing documents.
- Nothing in NAC 116, NAC 116A, or any regulation adopted pursuant to LCB File No. R091-25 is intended to alter, expand, validate, diminish, or otherwise affect the ownership status, voting eligibility, voting authority, quorum treatment, or governance treatment of association-held intervals, foreclosed intervals, deed-back intervals, maintenance-fee inventory, or other association-controlled ownership interests.
- Records relating to ownership, voting eligibility, voting-member certificates, proxies, ballots, election tabulations, association-held inventory, deed-back inventory, management contracts, governance actions, and election administration remain association records subject to applicable preservation, transfer, inspection, transparency, and record-retention requirements.
- Nothing in NAC 116, NAC 116A, or any regulation adopted pursuant to LCB File No. R091-25 is intended to delegate quasi-legislative, quasi-judicial, election-administration, ownership-determination, voting-determination, or governance authority to a community manager or management company unless expressly authorized by applicable law and governing documents.
- Nothing in NAC 116, NAC 116A, or any regulation adopted pursuant to LCB File No. R091-25 is intended to affect rights or procedures relating to insurance, casualty loss, reconstruction, continuation, redevelopment, partition, sale, condominium termination, owner-voting requirements, owner-approval thresholds, or other property-preservation rights established by applicable statutes and governing documents.
- Nothing in NAC 116, NAC 116A, or any regulation adopted pursuant to LCB File No. R091-25 is intended to impair owner rights to communicate with regulators, courts, arbitrators, mediators, special masters, governmental agencies, or fellow owners concerning governance, elections, property preservation, or association affairs.

### **Concern Regarding Broad Regulatory Language**

For Club Tahoe and similarly situated fee-simple timeshare condominium associations, the primary concern is not the proposed Health, Safety, and Welfare fine provisions themselves. Rather, the concern is that broad terms such as "health, safety or welfare," "imminent threat," "substantial adverse effect," "any other relevant considerations," or "association may pursue any other legal remedy" could inadvertently be interpreted beyond their intended purpose and affect governance matters governed by separate statutory and contractual frameworks.

### **Preservation of Existing Rights**

Owners therefore respectfully request clarification that nothing in R091-25 shall be interpreted to alter, supersede, diminish, impair, or bypass rights relating to ownership, voting, elections, inspection of records, association-held inventory, deed-back inventory, governance procedures, insurance obligations, casualty reconstruction, continuation, redevelopment, partition, sale, or condominium termination established under NRS 117, NRS 119A, NRS 82, recorded governing documents, CC&Rs, condominium documents, or association bylaws.

### **Proposed Savings Clause**

Nothing in NAC 116, NAC 116A, or any regulation adopted pursuant to LCB File No. R091-25 shall be construed to modify, supersede, impair, diminish, or bypass the governance framework, ownership rights, voting rights, election rights, inspection rights, record-access rights, transparency rights, reconstruction rights, continuation rights, redevelopment rights, partition rights, termination rights, or other protections established under NRS 117, NRS 119A, NRS 82, or the recorded governing documents of any fee-simple timeshare condominium association not governed by NRS 116.

Respectfully submitted,

Helen Jeng

Club Tahoe Resort Association - Owner