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NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

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

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