



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

OMBUDSMAN'S OFFICE

REPORTING PERIOD JULY - APRIL 2026

FISCAL YEAR 26

Ombudsman Assistance Report

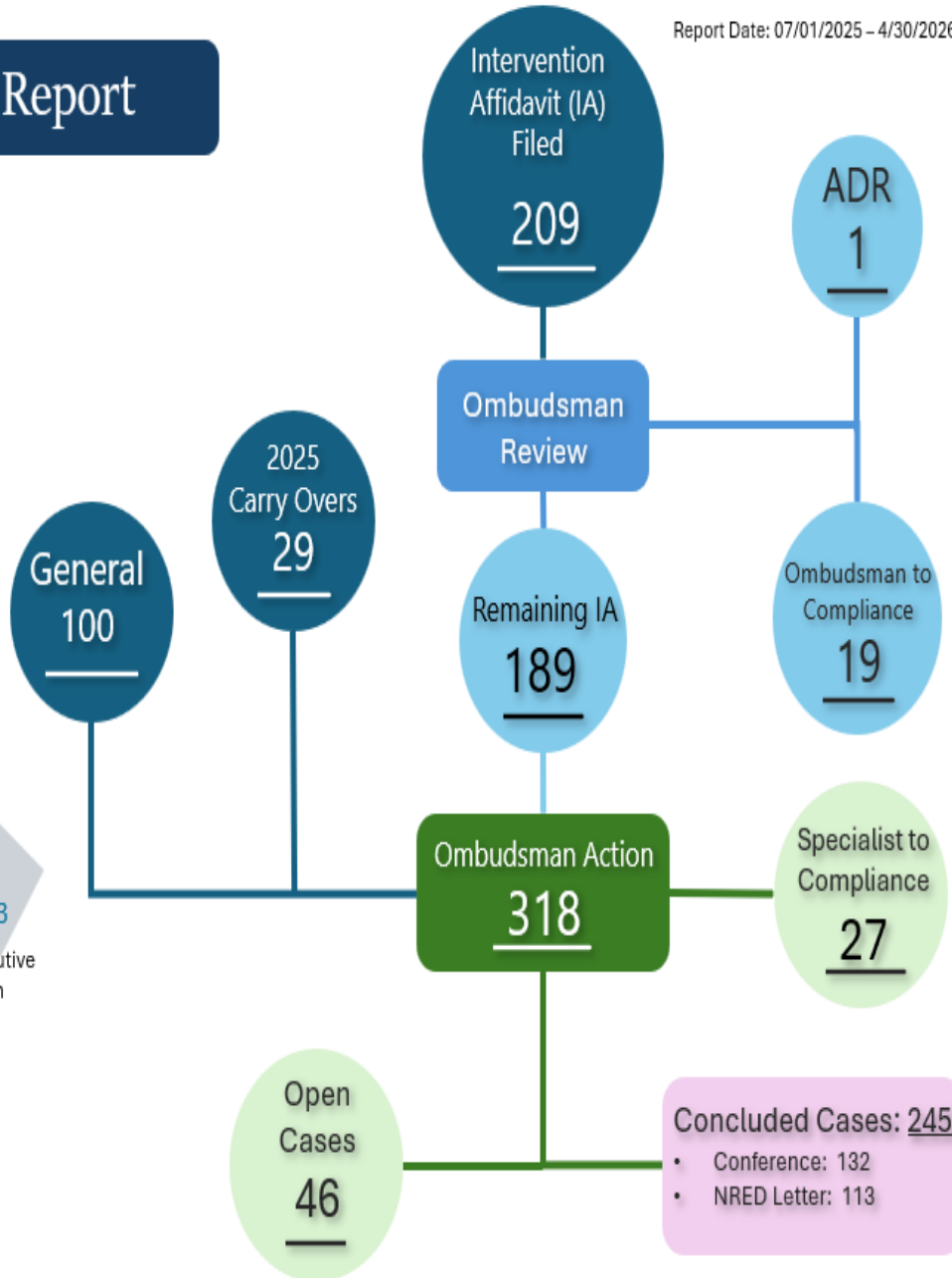
Statistics
Walk-in: 309
Phone: 294

Top 3 Allegations in the South

- **NRS 116.3103**
Power of executive board to act on behalf of association
- **NRS 116.31175**
Maintenance and availability of books, records and other papers of association
- **NRS 116.31031**
Power of executive board to impose fines and other sanctions for violations of governing documents

Top 3 Allegations in the North

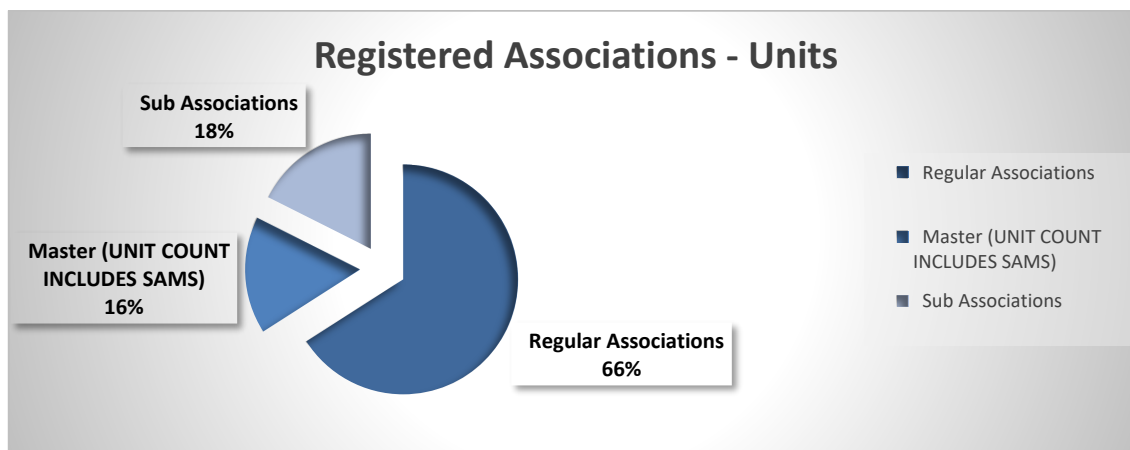
- **NRS 116.3103**
Power of executive board to act on behalf of association
- **NRS 116.3115**
Assessments for common expenses; funding of adequate reserves
- **NRS 116.31085**
Units' owners/right to speak at meetings



Homeowner Association Registration

HOA Types	Number of Associations	Number of Units
Regular Associations	2,957	420,950
Master (UNIT COUNT INCLUDES SAMS)	117	105,141
Sub Associations	759	112,303
Hotel Associations	9	5,658
Total	<u>3,842</u>	<u>644,052</u>

*SAM = uses same board as master



Nevada Associations by County

	Carson City	Churchill	Clark	Douglas	Elko	Humboldt	Lyon	Nye	Storey	Washoe	Grand Total
CONDOMINIUMS	12		441	22	1		1	2		199	678
CONDO/HOTEL			9								9
COOP			2						1	3	6
PLANNED COMMUNITY - CONDO/TH			8							1	9
PLANNED COMMUNITY - DUPLEX	3		24	1						7	35
PLANNED COMMUNITY - M/H			12					3		2	17
PLANNED COMMUNITY - SFD	44	1	2,257	32	8		11	6	4	273	2,636
PLANNED COMMUNITY - SFD/CONDO			13	1						4	18
PLANNED COMMUNITY - SFD/CONDO/TH			11							2	13
PLANNED COMMUNITY - SFD/MH			1	1						1	3
PLANNED COMMUNITY - SFD/TH			26	3	1					4	34
PLANNED COMMUNITY - SFD/TH/MH			1							-	1
PLANNED COMMUNITY - TWNHSE	15	-	291	11	3	-	1			62	383
TOTAL	74	1	3,096	71	13	-	13	11	5	558	3,842

KEY

TWNHSE/TH TOWNHOUSE
M/H MANUFACTURED HOUSE
SFD SINGLE-FAMILY DWELLING

Alternative Dispute Resolution Report

Claims

Carry over from previous years	79
Claims Filed	YTD
	214

Resolution Request Methods	Mediation	Referee	Total
Southern Filings	150	35	185
Northern Filings	27	2	29

Responses Received

Responses Received	129
Monthly Totals (Claims & Responses)	
Monthly Total Filings (Claims & Responses)	343
Monthly Filing Fees Received (Claims and Responses)	\$17,150.00

Reason Claim Filed	South	North
Total Filed By Geographic Location		
	185	29
Fines & Fees	60	3
ARC Requests	28	12
Parking & Towing	23	0
Property Damage	32	1
Common Elements	21	3
Special Assessments	5	2
Neighbor to Neighbor	2	0
Landscaping	5	8
Animals	1	0
Other	8	0

Subsidy

Applications Received	236
Invoices Approved for Payment	87
Invoices Paid	\$34,084.00

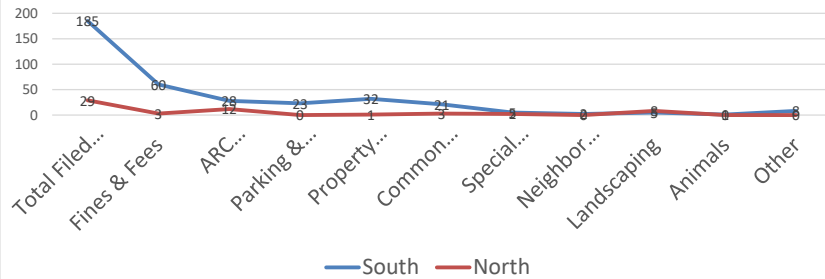
Assigned Claims

Mediation Assignments	123
Referee Assignments	5

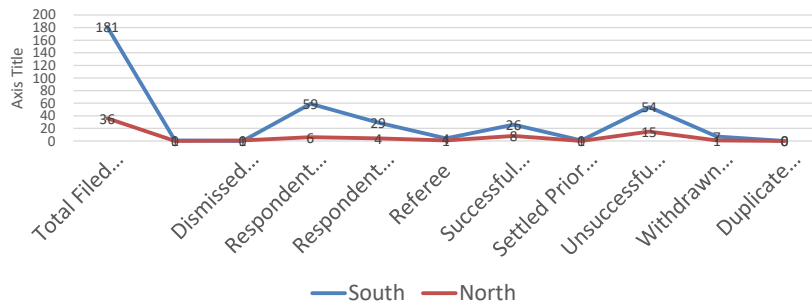
Closed Claims - Nevada

	South	North
Total Filed by Geographic Location		
	181	36
Incomplete Claim Filed	1	0
Dismissed by Mediator	0	1
Respondent Never Submitted a Response	59	6
Respondent Not Served	29	4
Referee	4	1
Successful Mediation - Agreement Reached	26	8
Settled Prior to Mediation	1	0
Unsuccessful Mediation - No Agreement	54	15
Withdrawn By Claimant	7	1
Duplicate Claim Processed	0	0

Reason Claims Filed



Closed Claims Filed



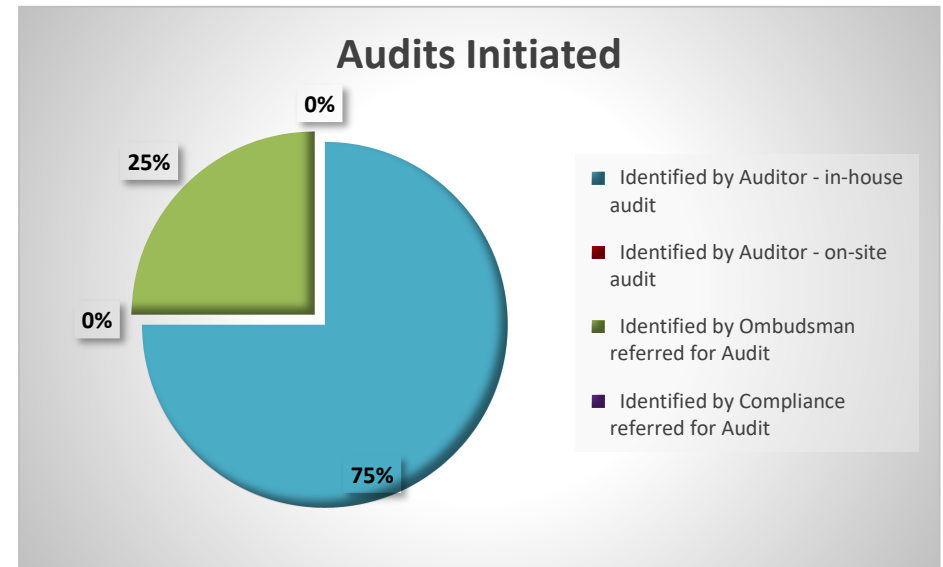
Auditor Report

FY26 & Carryover from FY25		0
Audits Initiated		
Identified by Auditor - in-house audit		9
Identified by Auditor - on-site audit		0
Identified by Ombudsman referred for Audit		3
Identified by Compliance referred for Audit		0
Total Audits Initiated		12

* Includes carryover audits included from previous year

Disposition of Audits	
Non-Response to audit - referred to Compliance	0
Completed audits - compliance gained by Auditor	0
Completed audits referred to Compliance	8
Total Audits Completed*	8

Special Projects	
Financial Review - Association	0
Special Projects - Other	0
Total Special Projects	0

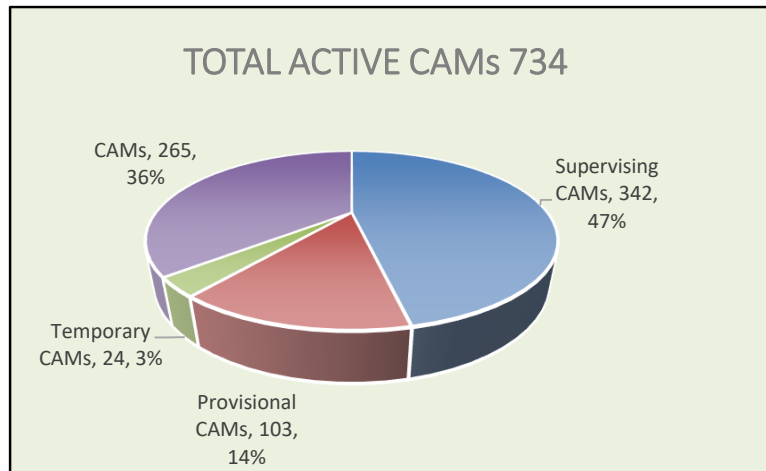


The Auditor analyzes association information submitted on forms submitted to the Division, determines areas of deficiency and subsequently engages the association in an audit. However, an audit may be initiated at the request of the Ombudsman, administrative staff, or investigator. The audit includes a review and analysis of the association’s governing documents, financial records, and other records requested, to identify areas of non-compliance. In addition to association audits, the Auditor may also assist the Ombudsman or Compliance section with association financial statement reviews and recommendations based on financial reviews on an as-needed basis.

Ombudsman Education and Training FY 26

EDUCATION OFFICER

TOTAL ACTIVE CE COURSES YTD	156
Newly Approved Courses	62
Renewed Courses	94
Course Offerings*	147
Publications **	1
Audits Conducted by Division	0
TOTAL ACTIVE CAMs	734
Supervising CAMs	342
Provisional CAMs	103
Temporary CAMs	24
CAMs	265



TRAINING OFFICERS

WEBSITE PAGES	Total Views
Presentations	2789
Program Training	2345
Flowcharts**	940
Live Classes	135

TRAININGS PROVIDED		
Online - Virtual (via Webex)		36
Off-site (via Microsoft Teams upon request)		
	Las Vegas	1
	Henderson	2
ATTENDEES		354

PUBLICATIONS**	30
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*Courses can be presented more than once. Division applies credits to each licensed attendee and tracks course evaluations.

** Newsletters, Bulletins, guidance, FAQs, etc.

**Brochures, cheatsheets, etc.

EDUCATION SUMMARY APPROVED COURSES

Course #	Sponsor	Course Title	Credit Hours	Designation	Instructors
CE.0650000-CAM	CAMWISE, LLC	INSURANCE CLAIM MANAGEMENT	1	GENERAL	LARA RUTH KNIPMEYER, RON WRIGHT, SHANEEN PANKO
CE.0651000-CAM	CAMWISE, LLC	NOTICES MATTER - SETTING HOA MEETINGS UP FOR SUCCESS	1	LAW AND LEGISLATION	LARA RUTH KNIPMEYER, EDWARD SONG
CE.0652000-CAM	CAMWISE, LLC	SMALL HINGES SWING BIG DOORS - TINY MANAGER HABITS THAT MATTER	1	GENERAL	LARA RUTH KNIPMEYER
CE.0654000-CAM	CAMWISE, LLC	NRS 116 GREATEST HITS (AND BIGGEST MISUNDERSTANDINGS)	1	LAW AND LEGISLATION	LARA RUTH KNIPMEYER, EDWARD SONG
CE.0653000-CAM	FENTON GRANT MAYFIELD KANEDA & LITT	NEVADA CONSTRUCTION DEFECTS	1	GENERAL	ROGER J GRANT ESQ
CE.0646000-CAM	BELFOR PROPERTY RESTORATION	FIRE, WATER, MOLD AND MORE FOR CAMS	3	GENERAL	BRIAN FOOTE
CE.0649000-CAM	CAMWISE, LLC	DANGEROUS, DISGUSTING OR JUST ANNOYING	1	LAW AND LEGISLATION	EDWARD SONG, LARA RUTH KNIPMEYER
CE.0647000-CAM	EDWARD D BOYACK PC	DEALING WITH DIFFICULT INDIVIDUALS IN A CIC	1	GENERAL	EDWARD D. BOYACK ESQ
CE.0645000-CAM	MENATH INSURANCE, AN ALERA GROUP COMPANY	PRACTICAL INSURANCE	1	GENERAL	LARA RUTH KNIPMEYER, RON WRIGHT
CE.0064800-CAM	TITAN CONSTRUCTION SERVICES LLC	HOW TO WRITE AN EFFECTIVE RFP	1	GENERAL	JACQUES DU PLESSIS, RICHARD BONSOLE
CE.0643000-CAM	CAMWISE, LLC	WHO GETS IN? LAW ENFORCEMENT, ACCESS REQUEST& NEVADA HOA LAW	1	LAW AND LEGISLATION	LARA RUTH KNIPMEYER, ESQ GREGORY P. KERR
CE.0644000-CAM	KHATRI INTERNATIONAL INC.	PLATT MAPS	2	GENERAL	PHD., SE DILIP KHATRI



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

OMBUDSMAN'S OFFICE - CIC COMPLIANCE/AUDIT SECTION

REPORTING PERIOD JULY- APRIL 2026

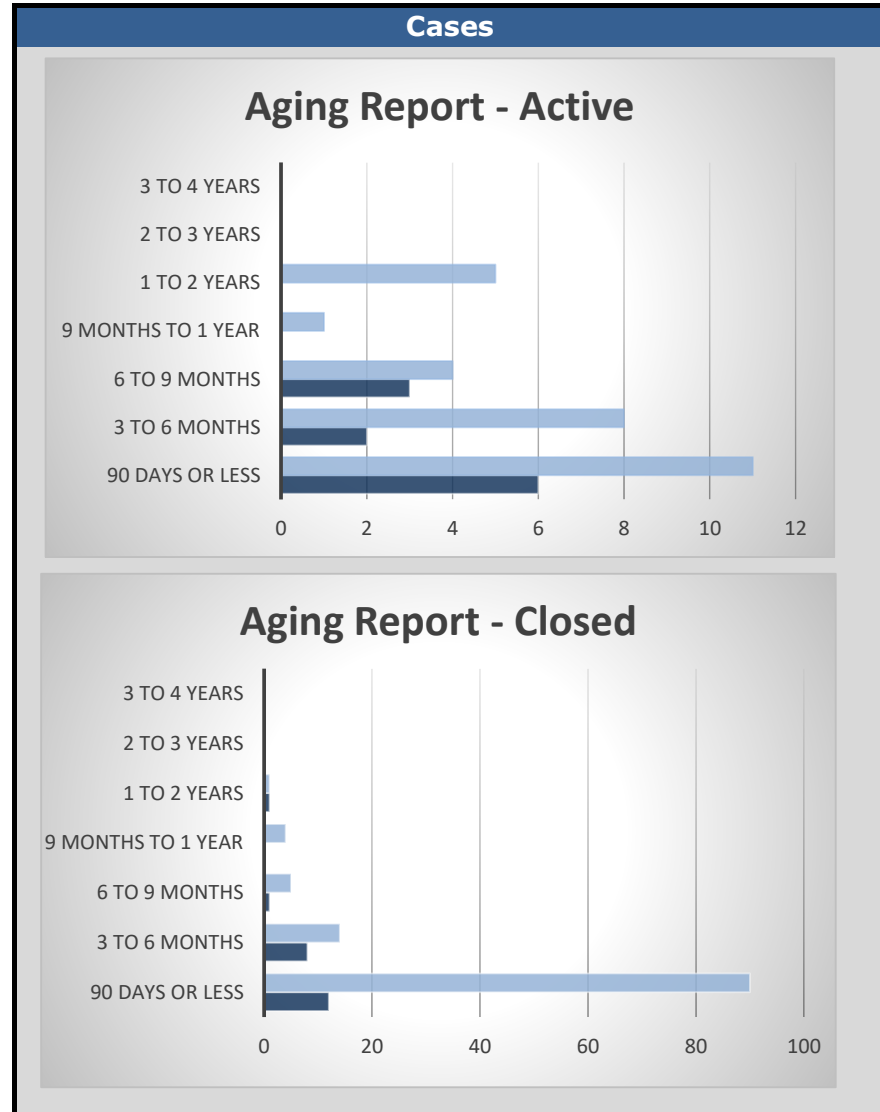
FISCAL YEAR 26

INTERVENTION AFFIDAVIT

Cases	North	South
Cases Opened YTD	33	142
Total # of Active Cases	11	29
Total # of Cases Closed YTD	22	114

Aging Report - Active	North	South
90 days or less	6	11
3 to 6 months	2	8
6 to 9 months	3	4
9 months to 1 year	0	1
1 to 2 years	0	5
2 to 3 years	0	0
3 to 4 years	0	0
Total	11	29

Aging Report - Closed	North	South
90 days or less	12	90
3 to 6 months	8	14
6 to 9 months	1	5
9 months to 1 year	0	4
1 to 2 years	1	1
2 to 3 years	0	0
3 to 4 years	0	0
Total	22	114



INTERVENTION AFFIDAVIT DEMOGRAPHICS

Active Cases North	
Crystal Bay	2
Elko	1
Gardnerville	4
Glenbrook	2
Incline Village	2
Total	11

Active Cases South	
Henderson	3
Las Vegas	19
N. Las Vegas	17
Total	39

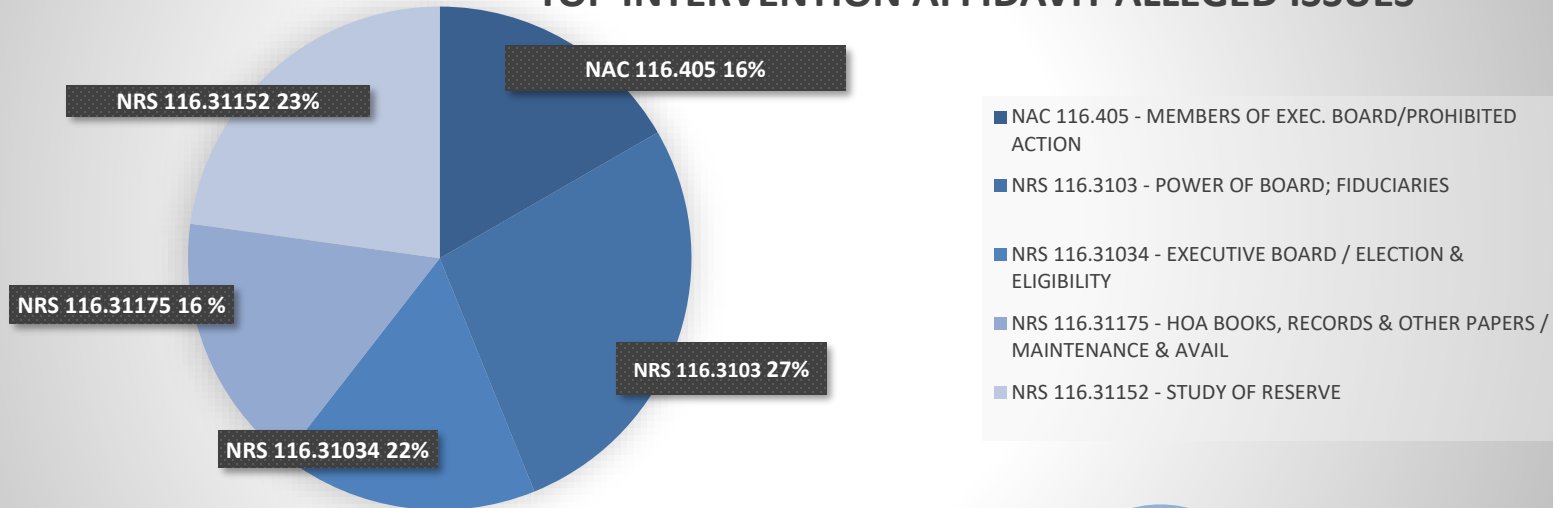
Closed Cases North	
Carson City	1
Gardnerville	2
Incline Village	2
Sparks	4
Stateline	2
Reno	7
Zephyr Cove	4
Total	22

Closed Cases South	
Boulder City	1
Henderson	17
Las Vegas	90
Mesquite	1
N. Las Vegas	3
Pahrump	2
Total	114

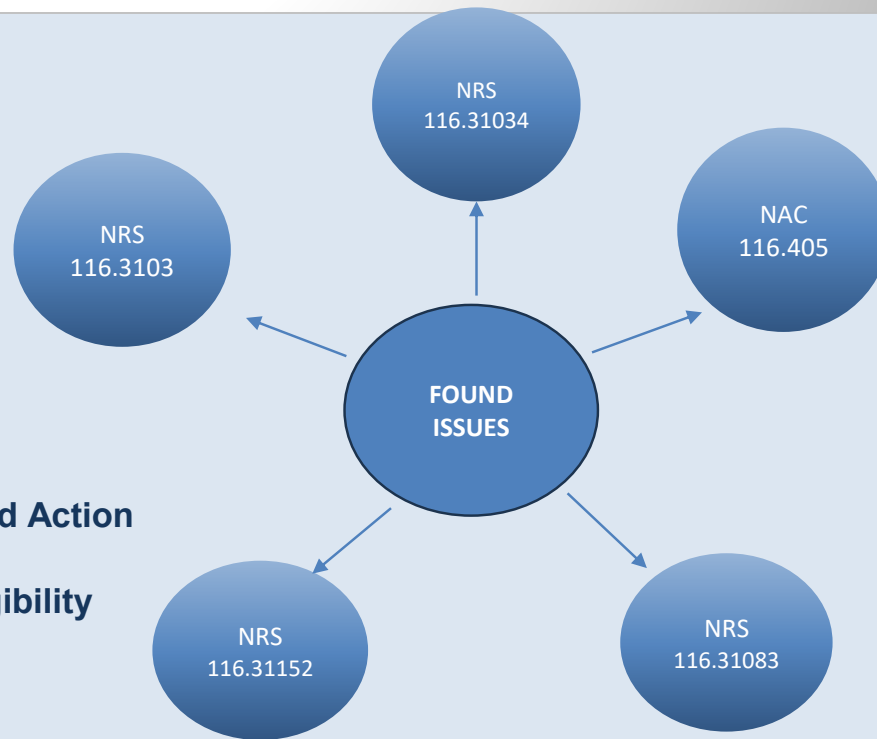
IA Closed Case Outcome- North	Count of Local
Pending INTRV3/CCIC Hearing	1
Unsubstantiated Allegations	0
No Violation	8
Letter of Instruction	3
Non-Jurisdictional	2
Division Resolved Allegations	4
Division Terminated Investigation	0
CDL Issued	3
Duplicate Case	0
Closed at Claimant's Request	0
Consolidated W/CCIC Case	0
Statute of Limitations Exceeded	1
	22

IA Closed Case Outcome- South	Count of Local
Pending INTRV3/CCIC Hearing	8
Unsubstantiated Allegations	1
No Violation	35
Letter of Instruction	6
Non-Jurisdictional	17
Division Resolved Allegations	23
Division Terminated Investigation	9
CDL Issued	10
Duplicate Case	2
Closed at Claimant's Request	0
Consolidated W/CCIC Case	3
Statute of Limitations Exceeded	0
	114

TOP INTERVENTION AFFIDAVIT ALLEGED ISSUES



FOUND IA
116 ISSUES



- NAC 116.405- Members of Exec. Board/ Prohibited Action
- NRS 116.3103- Power Of Board; Fiduciaries
- NRS 116.31034- Executive Board / Election & Eligibility
- NRS 116.31083 - Executive Board / Meetings
- NRS 116.31152 - Study of Reserve

Statement of Fact

Cases	North	South
Cases Opened YTD	6	82
Total # of Active Cases	1	14
Total # of Cases Closed YTD	6	68

Aging Report - Active	North	South
90 days or less	0	9
3 to 6 months	1	2
6 to 9 months	0	1
9 months to 1 year	0	0
1 to 2 years	0	2
2 to 3 years	0	0
3 to 4 years	0	0
Total	1	14

Aging Report - Closed	North	South
90 days or less	6	58
3 to 6 months	0	5
6 to 9 months	0	3
9 months to 1 year	0	0
1 to 2 years	0	2
2 to 3 years	0	0
3 to 4 years	0	0
Total	6	68



STATEMENT OF FACT DEMOGRAPHICS

Active Cases North	
Reno	1
Total	1

Active Cases South	
Henderson	2
Las Vegas	11
N. Las Vegas	1
Total	14

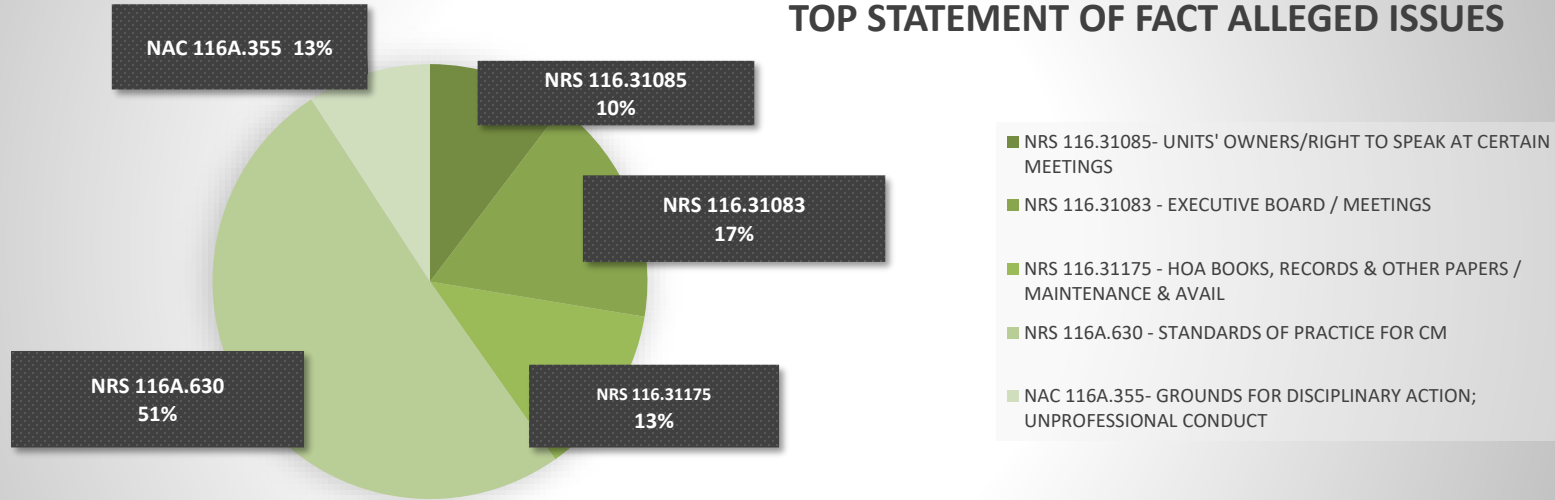
Closed Cases North	
Genoa	1
Minden	1
Reno	4
Total	6

Closed Cases South	
Henderson	11
Las Vegas	36
N. Las Vegas	4
Pahurmp	17
Total	68

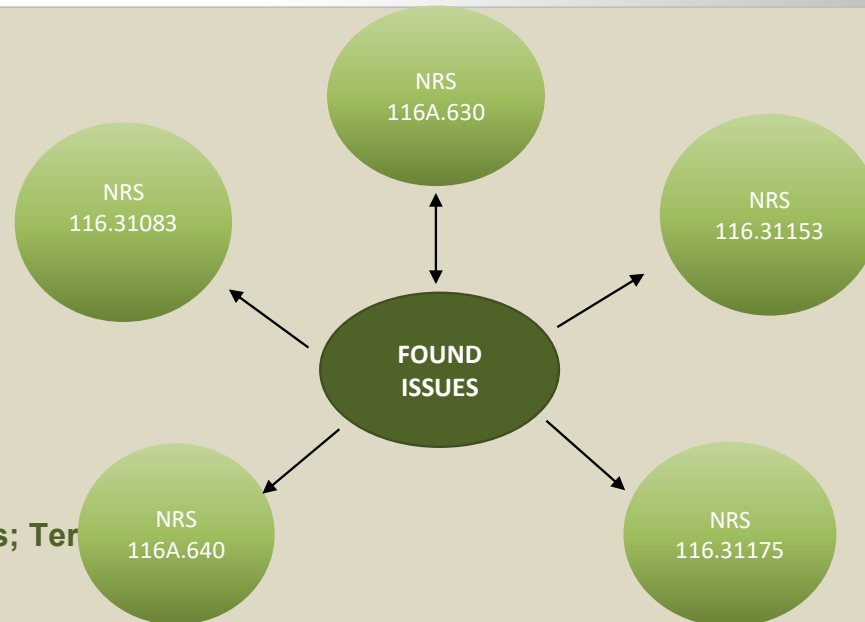
SOF Closed Case Outcome- North	Count of Local
CCIC Hearing - Prepare for Legal	1
Unsubstantiated Allegations	0
No Violation	2
Letter of Censure	0
Letter of Instruction	1
Non-Jurisdictional	0
Division Resolved Allegations	2
Division Terminated Investigation	0
ADR Allegations	0
Duplicate Case	0
Closed at Claimant's Request	0
Parties Resolved Prior to Investigation	0
Administrative Fine/ Education	0
	6

SOF Closed Case Outcome- South	Count of Local
CCIC Hearing - Prepare for Legal	4
Unsubstantiated Allegations	3
No Violation	35
Letter of Censure	1
Letter of Instruction	10
Non-Jurisdictional	0
Division Resolved Allegations	4
Division Terminated Investigation/ Incomplete SOF	4
ADR Allegations	0
Duplicate Case	4
Closed at Claimant's Request	0
Parties Resolved Prior to Investigation	0
Administrative Fine/ Education	3
	68

TOP STATEMENT OF FACT ALLEGED ISSUES



FOUND SOF ISSUES



- NRS 116.31083- Executive Board Meetings
- NRS 116.31153 - Withdrawals/Signatures Required
- NRS 116.31175- HOA Books/Records; Avail
- NRS 116A.620- Mgmt. Agreement; Insurance; Changes; Termination
- NRS 116A.630- Standards of Practice CM