



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

OMBUDSMAN'S OFFICE

REPORTING PERIOD JULY-JANUARY 2026

FISCAL YEAR 26

Ombudsman Assistance Report

Statistics

Walk-in: 193
Phone: 220

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 116.31084**
Voting by member of executive board

General
80

2025
Carry Overs
29

Intervention
Affidavit (IA)
Filed
139

Ombudsman
Review

ADR
1

Remaining IA
128

Ombudsman to
Compliance
10

Ombudsman Action
237

Specialist to
Compliance
21

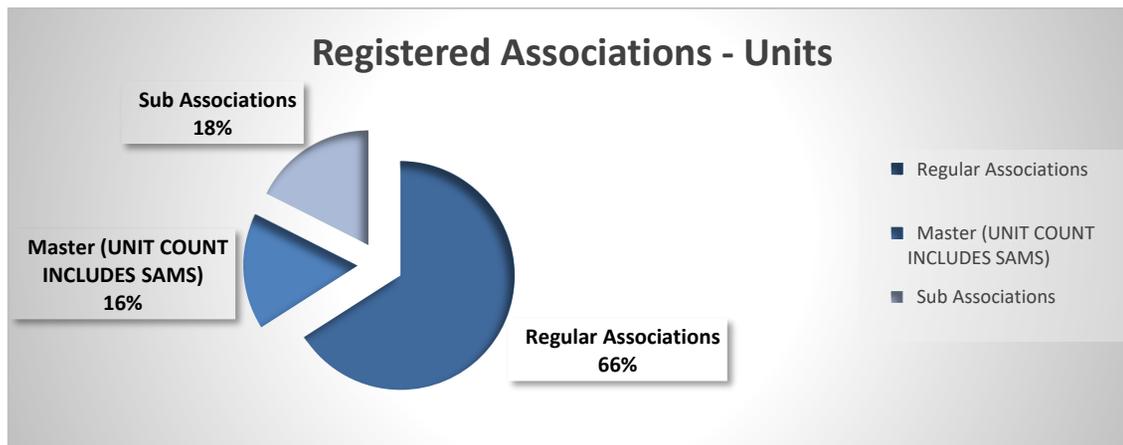
Open
Cases
50

Concluded Cases: 166
• Conference: 102
• NRED Letter: 64

Homeowner Association Registration

HOA Types	Number of Associations	Number of Units
Regular Associations	2,946	420,112
Master (UNIT COUNT INCLUDES SAMS)	115	105,030
Sub Associations	755	111,918
Hotel Associations	9	5,658
Total	<u>3,825</u>	<u>642,718</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	21	2		1	2		200	679
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	45	1	2,240	33	8		11	6	4	274	2,622
PLANNED COMMUNITY - SFD/CONDO			14	1						4	19
PLANNED COMMUNITY - SFD/CONDO/TH			11							2	13
PLANNED COMMUNITY - SFD/MH			1	1						1	3
PLANNED COMMUNITY - SFD/TH			25	3	1					4	33
PLANNED COMMUNITY - SFD/TH/MH			1							-	1
PLANNED COMMUNITY - TWNHSE	15	-	287	12	3	-	1			61	379
TOTAL	75	1	3,075	72	14	-	13	11	5	559	3,825

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
	160

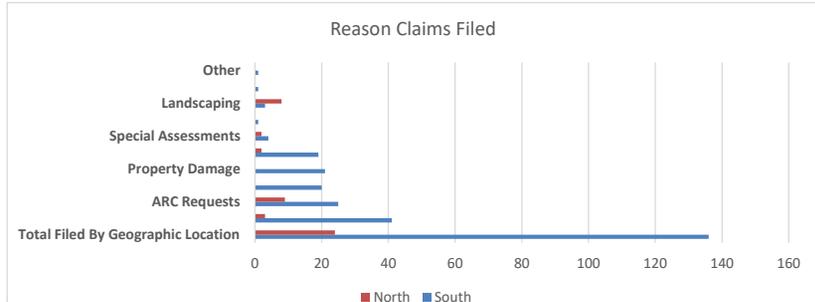
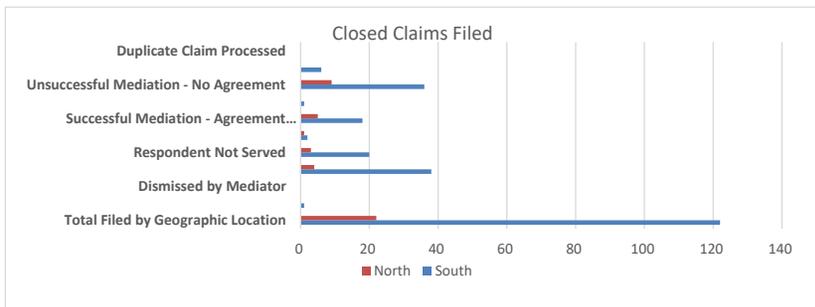
Resolution Request Methods	Mediation	Referee	Total
Southern Filings	114	22	136
Northern Filings	23	1	24

Responses Received

Responses Received	98
Monthly Totals (Claims & Responses)	
Monthly Total Filings (Claims & Responses)	258
Monthly Filing Fees Received (Claims and Responses)	\$12,900.00

Assigned Claims

Mediation Assignments	81
Referee Assignments	4



Closed Claims - Nevada

	South	North
Total Filed by Geographic Location	122	22
Incomplete Claim Filed	1	0
Dismissed by Mediator	0	0
Respondent Never Submitted a Response	38	4
Respondent Not Served	20	3
Referee	2	1
Successful Mediation - Agreement Reached	18	5
Settled Prior to Mediation	1	0
Unsuccessful Mediation - No Agreement	36	9
Withdrawn By Claimant	6	0
Duplicate Claim Processed	0	0

Reason Claim Filed	South	North
Total Filed By Geographic Location	136	24
Fines & Fees	41	3
ARC Requests	25	9
Parking & Towing	20	0
Property Damage	21	0
Common Elements	19	2
Special Assessments	4	2
Neighbor to Neighbor	1	0
Landscaping	3	8
Animals	1	0
Other	1	0

Subsidy		
Applications Received	190	
Invoices Approved for Payment	57	
Invoices Paid	\$24,334.00	

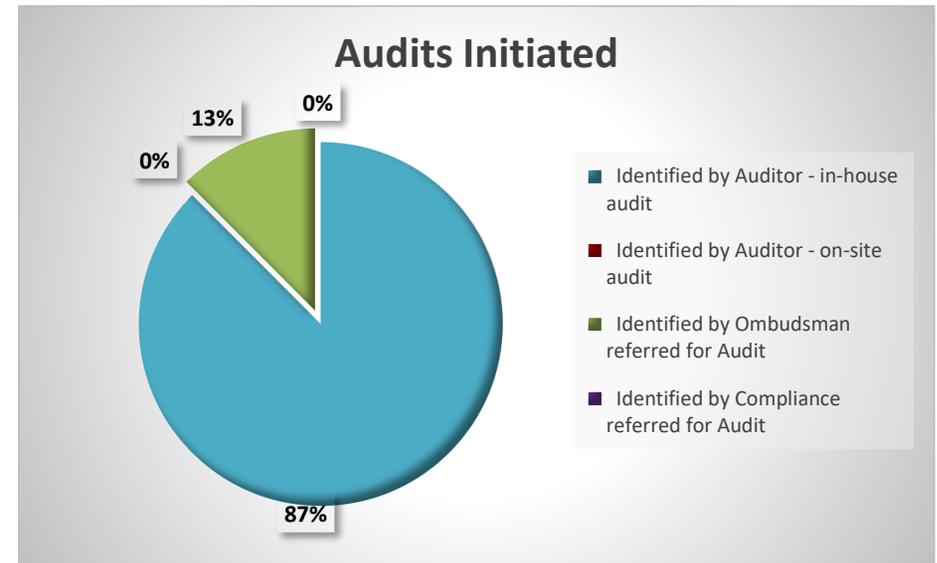
Auditor Report

FY26 & Carryover from FY25		0
Audits Initiated		
Identified by Auditor - in-house audit		7
Identified by Auditor - on-site audit		0
Identified by Ombudsman referred for Audit		1
Identified by Compliance referred for Audit		0
Total Audits Initiated		8

* 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	4
Total Audits Completed*	4

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

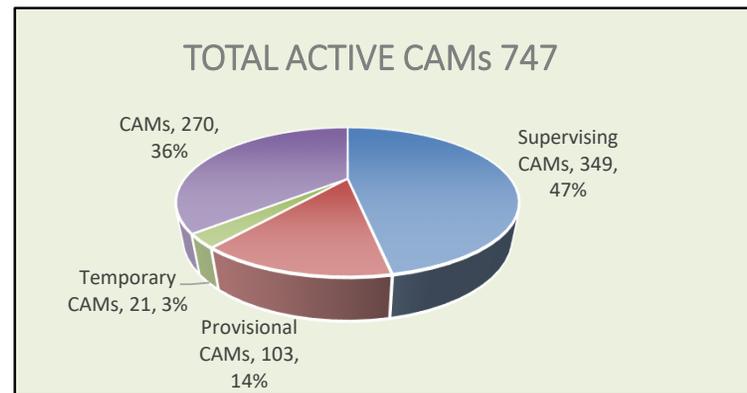


The Auditor analyzes association information submitted on forms submitted to the Division, determines areas of deficiency and subsequently engages the association in an audit. However, an audit may be initiated at the request of the Ombudsman, administrative staff, or investigator. The audit includes 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	150
Newly Approved Courses	50
Renewed Courses	100
Course Offerings*	90
Publications **	1
Audits Conducted by Division	0
TOTAL ACTIVE CAMs	743
Supervising CAMs	349
Provisional CAMs	103
Temporary CAMs	21
CAMs	270



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

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

TRAINING OFFICERS

VIDEO VIEWS	Total Views
What is a Reserve Study	63
Reserve Study – Financial Analysis	31
Reserve Study – Physical Analysis	22
Reserve Study Specialist	19
Executive Board Elections	21

PUBLICATIONS**	29
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WEBSITE PAGES	Total Views
Presentations	1739
Program Training	1463
Flowcharts**	665
Video Tutorials Page	182

TRAININGS PROVIDED	
Online - Virtual (via Webex)	24
Off-site (via Microsoft Teams upon request)	
Henderson	2
ATTENDEES	214

**Brochures, cheatsheets, etc.

EDUCATION SUMMARY APPROVED COURSES

Course #	Sponsor	Course Title	Credit Hours	Designation	Instructors
CE.0640000-CAM	BETTER RESERVE CONSULTANTS	RESERVE STUDY ROOFING AND PAINTING	3	GENERAL	MARI JO R BETTERLEY, MICHAEL LAWROK, AMBER M HANCOCK, JASON GIBSON
CE.0634000-CAM	CAMWISE, LLC	THE FIRST 90 DAYS: STABILIZING AND REBUILDING A CHALLENGED HOA	1	GENERAL	LARA RUTH KNIPMEYER
CE.0641000-CAM	CAMWISE, LLC	GENERATIONAL HOA - BOOMERS, MILLENNIALS & GEN Z ON THE BOARD TOGETHER	1	LAW AND LEGISLATION	LARA RUTH KNIPMEYER, EDWARD SONG
CE.0642000-CAM	CAMWISE, LLC	PAPERLESS WITH PURPOSE - WHEN E-SIGNATURES ARE BINDING IN NEVADA HOA (AND WHEN THEY'RE NOT)	1	LAW AND LEGISLATION	LARA RUTH KNIPMEYER, ESQ GREGORY P. KERR
CE.0638000-CAM	INTEGRATED PAVEMENT SOLUTIONS (IPS)	THE BASICS OF MANAGING ASPHALT ASSETS	1	GENERAL	BRYCE N SCHALL
CE.0063700-CAM	SUMMIT SERVICES	MEETING MAGIC	3	GENERAL	TRACI WOZNIAK
CE.0635000-CAM	SUMMIT SERVICES	ROCK THE VOTE - HOA VOTING PROCEDURES	1	GENERAL	TRACI WOZNIAK
CE.0639000-CAM	SUMMIT SERVICES	HARD TO HANDLE-CHASING YOUR ASSESSMENTS	3	GENERAL	TRACI WOZNIAK
CE.0636000-CAM	THE CLARKSON LAW GROUP P.C.	NEUTRALIZING THE VILLAINS - COMMON TACTICAL ERRORS	3	LAW AND LEGISLATION	ADAM H CLARKSON ESQ.
CE.0633000-CAM	WOLF, RIFKIN, SHAPIRO, SCHULMAN & RABKIN, LLP	TYPES OF COMMITTEES IN A CIC	1	GENERAL	ESQ GREGORY P. KERR



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

OMBUDSMAN'S OFFICE - CIC COMPLIANCE/AUDIT SECTION

REPORTING PERIOD JULY-JANUARY 2026

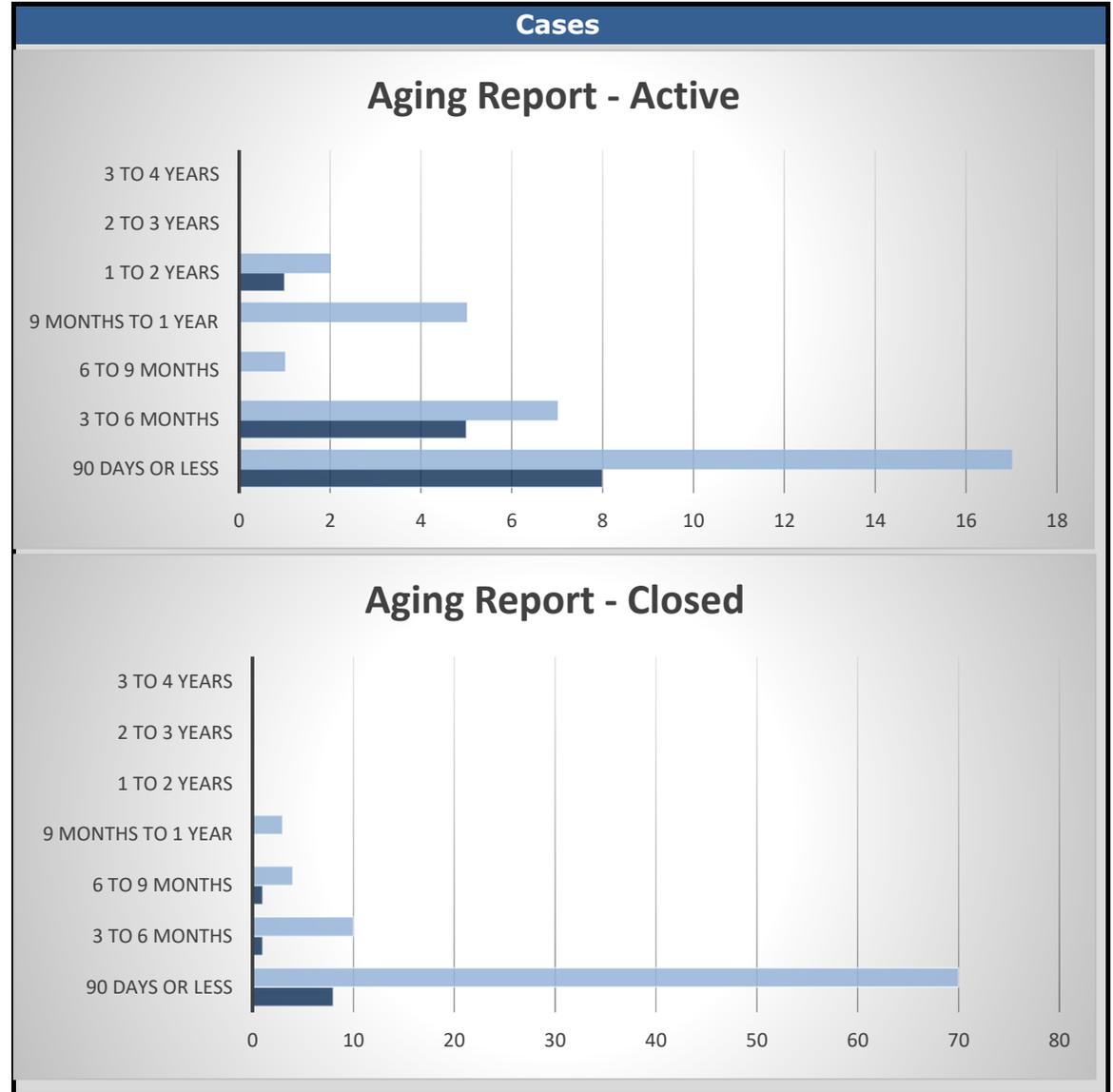
FISCAL YEAR 26

INTERVENTION AFFIDAVIT

Cases	North	South
Cases Opened YTD	24	118
Total # of Active Cases	14	32
Total # of Cases Closed YTD	10	87

Aging Report - Active	North	South
90 days or less	8	17
3 to 6 months	5	7
6 to 9 months	0	1
9 months to 1 year	0	5
1 to 2 years	1	2
2 to 3 years	0	0
3 to 4 years	0	0
Total	14	32

Aging Report - Closed	North	South
90 days or less	8	70
3 to 6 months	1	10
6 to 9 months	1	4
9 months to 1 year	0	3
1 to 2 years	0	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	10	87



INTERVENTION AFFIDAVIT DEMOGRAPHICS

Active Cases North	
Elko	1
Gardnerville	2
Glenbrook	2
Reno	3
Sparks	1
Stateline	1
Zephyr Cove	4
Total	14

Active Cases South	
Henderson	4
Las Vegas	19
Mesquite	1
N. Las Vegas	6
Pahrump	2
Total	32

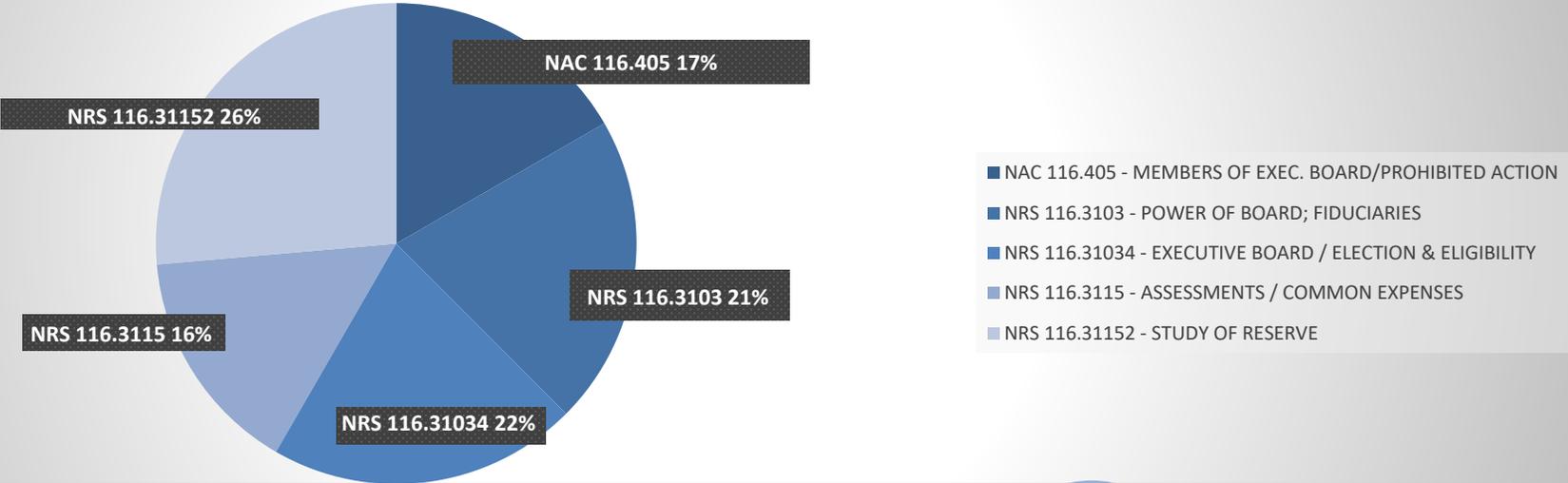
Closed Cases North	
Carson City	1
Incline Village	2
Sparks	3
Stateline	1
Reno	3
Total	10

Closed Cases South	
Boulder City	1
Henderson	13
Las Vegas	71
N. Las Vegas	2
Total	87

INTRV2 Closed Case Outcome- North	Count of Local
Pending INTRV3/CCIC Hearing	1
Unsubstantiated Allegations	0
No Violation	2
Letter of Instruction	1
Non-Jurisdictional	3
Division Resolved Allegations	2
Division Terminated Investigation	0
CDL Issued	1
Duplicate Case	0
Closed at Claimant's Request	0
Consolidated W/CCIC Case	0
Parties Resolved Prior to Investigation	0
	10

INTRV2 Closed Case Outcome- South	Count of Local
Pending INTRV3/CCIC Hearing	6
Unsubstantiated Allegations	1
No Violation	27
Letter of Instruction	5
Non-Jurisdictional	12
Division Resolved Allegations	19
Division Terminated Investigation	3
CDL Issued	9
Duplicate Case	2
Closed at Claimant's Request	0
Consolidated W/CCIC Case	3
Parties Resolved Prior to Investigation	0
	87

TOP INTRV2 ALLEGED ISSUES



**FOUND INTRV2
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 116.31153 - Withdrawals/Signatures Required

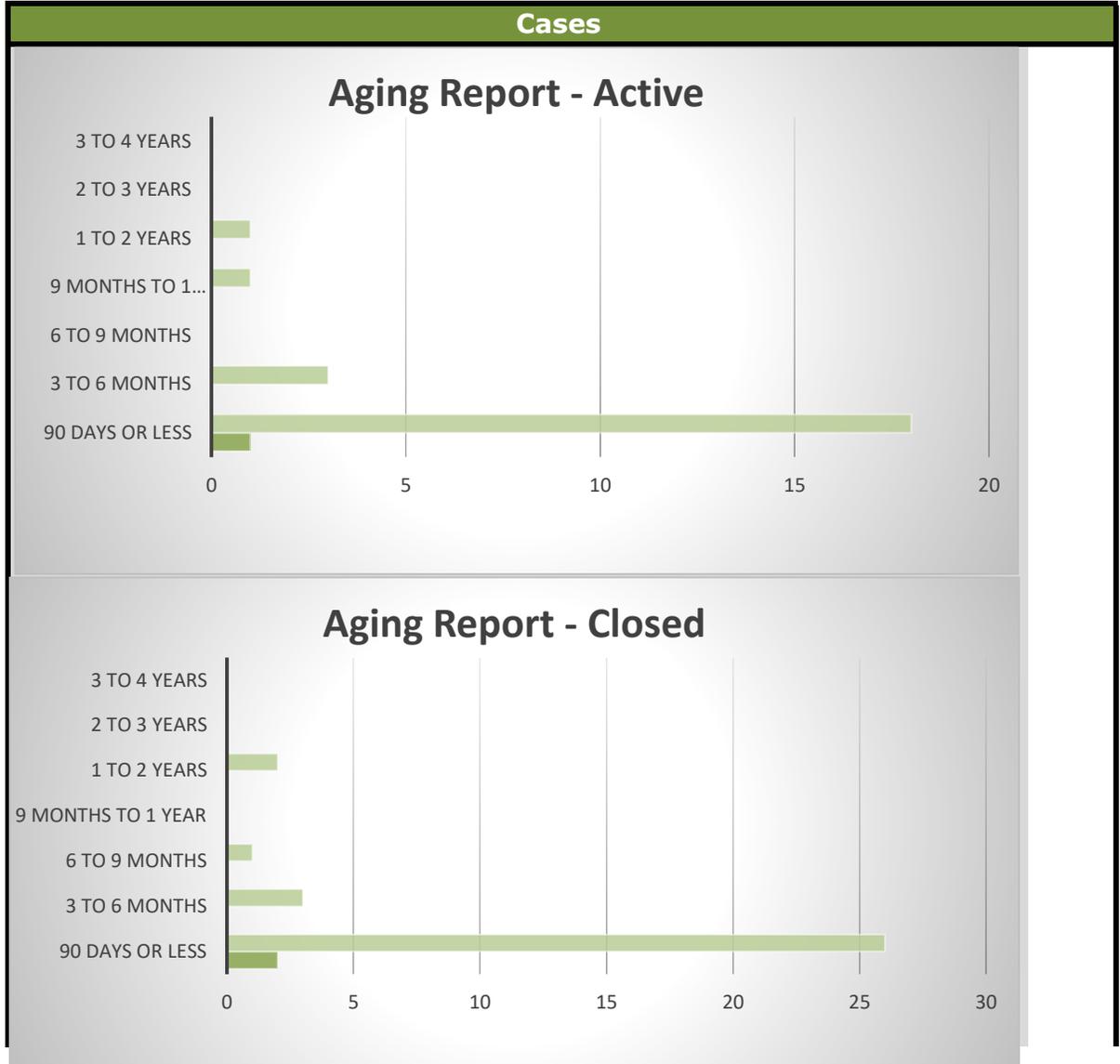


Statement of Fact

Cases	North	South
Cases Opened YTD	3	53
Total # of Active Cases	1	23
Total # of Cases Closed YTD	2	32

Aging Report - Active	North	South
90 days or less	1	18
3 to 6 months	0	3
6 to 9 months	0	0
9 months to 1 year	0	1
1 to 2 years	0	1
2 to 3 years	0	0
3 to 4 years	0	0
Total	1	23

Aging Report - Closed	North	South
90 days or less	2	26
3 to 6 months	0	3
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	2	32



STATEMENT OF FACT DEMOGRAPHICS

Active Cases North	
Reno	1
Total	1

Active Cases South	
Henderson	5
Las Vegas	8
N. Las Vegas	1
Pahrump	9
Total	23

Closed Cases North	
Reno	2
Total	2

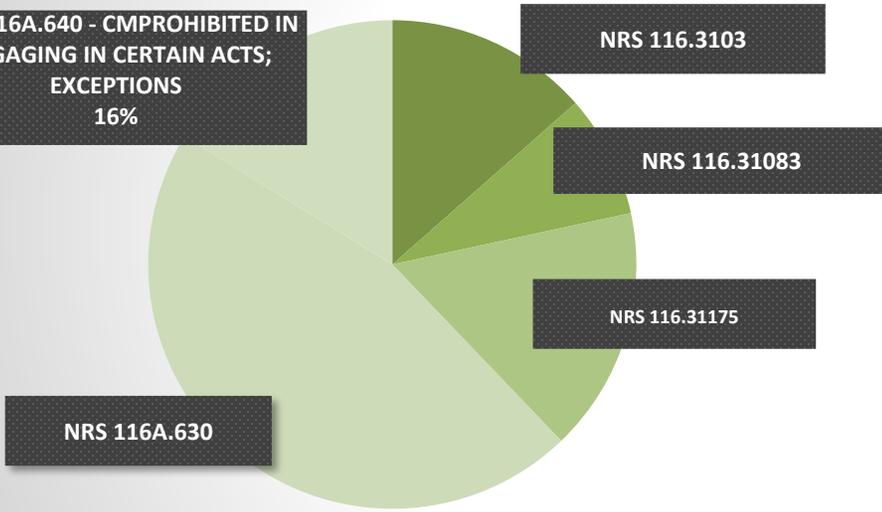
Closed Cases South	
Henderson	5
Las Vegas	17
N. Las Vegas	4
Pahrump	6
Total	32

SOF Closed Case Outcome- North	Count of Local
Pending INTRV3/CCIC Hearing	1
Unsubstantiated Allegations	0
No Violation	1
Letter of Instruction	0
Non-Jurisdictional	0
Division Resolved Allegations	0
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
	2

SOF Closed Case Outcome- South	Count of Local
Pending INTRV3/CCIC Hearing - Prepare for Legal	3
Unsubstantiated Allegations	3
No Violation	15
Letter of Instruction	7
Non-Jurisdictional	0
Division Resolved Allegations	2
Division Terminated Investigation/ Incomplete SOF	0
ADR Allegations	0
Duplicate Case	2
Closed at Claimant's Request	0
Parties Resolved Prior to Investigation	0
Administrative Fine/ Education	0
	32

TOP HOA 116 ALLEGED ISSUES

NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS
16%



- NRS 116.3103 - POWER OF BOARD; FIDUCIARIES
- NRS 116.31083 - EXECUTIVE BOARD / MEETINGS
- NRS 116.31175 - HOA BOOKS, RECORDS & OTHER PAPERS / MAINTENANCE & AVAIL
- NRS 116A.630 - STANDARDS OF PRACTICE FOR CM
- NRS 116A.640 - CM PROHIBITED IN ENGAGING IN CERTAIN ACTS; EXCEPTIONS

FOUND HOA 116 ISSUES

- NRS 116.31083- Executive Board Meetings
- NRS 116.31153- Withdraws/Signatures Req.
- NRS 116.31175- HOA Books/Records; Avail
- NRS 116A.630- Standards of Practice CM
- NRS 116A.640 - CM Prohib. in engaging in certain acts

