

**From:** [Paul De La Cruz](#)  
**To:** [Community Insights E-Subscribers](#)  
**Cc:** [Shareece N. Bates](#); [NRED Administration](#)  
**Subject:** Re: Notice of Workshop for Proposed Regulations for NAC 116 and 116A  
**Date:** Wednesday, February 11, 2026 6:58:58 PM

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Thank you for the opportunity to comment. My name is Paul DeLaCruz, and I'm speaking as a Nevada homeowner who supports the majority of the proposed changes in LCB File R091-25.

These updates meaningfully strengthen transparency and accountability in HOA governance. The improvements to management-company contracts — including full fee disclosure, clear scopes of work, spending limits, and mandatory record transfer within 30 days — close long-standing loopholes that have harmed homeowners across the state. The requirement for advance notice before a management change is a simple but powerful protection that keeps owners informed and prevents surprise transitions.

The reserve-study reforms are also a major step forward. Eliminating baseline funding and requiring a detailed 30-year projection reduces the risk of sudden special assessments and forces boards to plan responsibly.

I also support the clearer definition of "imminent threat," which prevents misuse of health-and-safety language while still allowing enforcement of true hazards. And the improved complaint procedures for community-manager misconduct bring needed fairness and transparency to the process.

Overall, this regulation package is a strong, pro-homeowner step toward transparency, accountability, and responsible governance. Thank you for your work on these reforms.

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**From:** Community Insights E-Subscribers <COMMUNITYINSIGHTS@LISTSERV.STATE.NV.US> on behalf of Shareece N. Bates <00000369c10b8286-dmarc-request@LISTSERV.STATE.NV.US>  
**Sent:** Wednesday, February 11, 2026 5:17 PM  
**To:** COMMUNITYINSIGHTS@LISTSERV.STATE.NV.US  
<COMMUNITYINSIGHTS@LISTSERV.STATE.NV.US>  
**Subject:** Notice of Workshop for Proposed Regulations for NAC 116 and 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, March 10, 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/Workshops\\_and\\_Adoptions/Main/](https://red.nv.gov/Content/Workshops_and_Adoptions/Main/) . Please make sure to scroll down on the page to the CICCH/HOA section of the page.

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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