

1 BEFORE THE COMMISSION FOR COMMON-INTEREST
2 COMMUNITIES AND CONDOMINIUM HOTELS
3 STATE OF NEVADA

4 Sharath Chandra, Administrator,
5 Real Estate Division, Department of
6 Business & Industry, State of Nevada,

7 Petitioner,

8 vs.

9 Sierra Ranchos Property Owners
10 Association,

11 Respondents.

Case No. 2018-1663

FILED

APR 01 2025

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

mgallo

12 **ORDER FROM MARCH 11, 2025, STATUS CHECK**

13 The above-captioned matter came before the Commission for Common-Interest
14 Communities and Condominium Hotels, State of Nevada (the "Commission"), for a status
15 check during its regularly scheduled meeting on March 11, 2025. RESPONDENT
16 ASSOCIATION Sierra Ranchos Property Owners Association ("RESPONDENT
17 ASSOCIATION") was represented by board member and President Loren Pierce. Phil W.
18 Su, Esq., Senior Deputy Attorney General with the Nevada Attorney General's Office,
19 appeared on behalf of the Real Estate Division of the Department of Business and
20 Industry, State of Nevada (the "Division").

21 Attorney Su directed the Commission's attention to documents provided by Mr.
22 Pierce, including a final inspection report from Washoe County confirming that the
23 county's violations for Panhandler and Wrangler roads have been resolved. Attorney Su
24 noted that the only item that might bear further monitoring is if the Association is indeed
25 able to fund its roadwork, since it is being funded by special assessments that are in the
26 process of being collected.

27 The Commission, being fully apprised of the premises and good cause appearing,
28 hereby ORDERED:

1 1. RESPONDENT ASSOCIATION, by and through its representative(s), is
2 ordered to attend the Commission's March 2026 hearing stack, to provide a further status
3 update regarding the collection of special assessments to fund the roadwork that is being
4 performed.

5 2. If RESPONDENT ASSOCIATION files documents with the Division
6 demonstrating, to the Division's satisfaction that the collected special assessments were
7 sufficient to fund the roadwork and that RESPONDENT ASSOCIATION was able to
8 complete the roadwork without accessing reserve funds, RESPONDENT
9 ASSOICATION'S attendance at the March 2026 will be VACATED.

10 3. Otherwise, RESPONDENT ASSOCIATION, at least ten (10) calendar days
11 prior to the start of the March 2026 meeting stack, shall provide to the Division any
12 relevant documents regarding efforts to fund and complete the road work project.

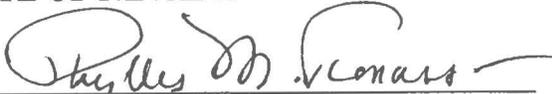
13 4. Except as otherwise expressly stated herein, all provisions of any prior
14 Orders shall remain in full force and effect.

15 IT IS SO ORDERED.

16 Dated: ~~March~~ 1, 2025.

17 April

18 COMMISSION FOR COMMON-INTEREST
19 COMMUNITIES AND CONDOMINIUM HOTELS
20 DEPARTMENT OF BUSINESS & INDUSTRY
21 STATE OF NEVADA

22 By: 
23 Phyllis M. Tomasso, Chair

24 Submitted by:

25 AARON D. FORD
26 Attorney General

27 By: /s/ Phil W. Su
28 PHIL W. SU, ESQ.
 Senior Deputy Attorney General
 1 State of Nevada Way, Ste. 100
 Las Vegas, Nevada 89119
 Attorneys for Real Estate Division