

January 12, 2026
Maria Gallo, Commission Coordinator
Shareece Bates Administration Section Manager
Department of Business and Industry
Real Estate Division
3300 W. Sahara Avenue
Las Vegas, Nevada 89102

RECEIVED
JAN 15 2026
Department of Business & Industry
NVR Real Estate Division L/M/AAI
FILED
JAN 15 2026
NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS
mgallo

RE: Commission Meeting March 10-12, 2026 Agenda Item

Ladies and Commission:

In accordance with the email, I received from Ms. Bates confirming the agenda item of my Board Service Eligibility for 2026 I am submitting this letter on my behalf to be provided to the Commissioners for their review and evaluation.

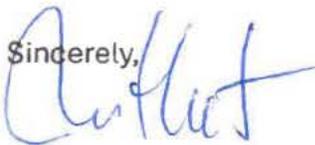
1. It is true that both NRED and myself entered into a voluntary Settlement Agreement in 2016. The meeting of the minds took place in April 2016 but as is typical the paperwork and the fact that the Commission didn't meet until June 2016 delayed the full execution until June 2016.
2. The language in the agreement is clear and technically my 10 years of not being able to serve instead of being fulfilled in April of 2026, as was the intent of the parties, reads in June 2026 either (June 8 or later in June) depending on how you read the agreement.
3. None of this would matter except that Sun City Anthem's election cycle has an election date of May 1, 2026 and nominations opened in January 2026. I submitted to the Elections Committee that I was submitting my application subject to receiving a waiver from the Commission for what I believe are about 5 weeks needed to technically be eligible to "serve". Otherwise, it would be 11 years vs. 10 years. There is no prohibition from being a candidate. And I clearly stated that if the Commission chose not to honor the spirit of the agreement and stick to it technically then my nomination would be voluntarily withdrawn March 8-10 and the HOA would be able to withdraw my nomination without any significant interference

with the process. The ballot would not have gone to the printers and my name being withdrawn would comply with the HOA's responsibility to not put on the ballot anyone ineligible to serve. That seemed fair.

4. Whether it's relevant or not to you or your decision I am attaching my Candidate flyer in black and white via snail mail and color via email via Maria Gallo/ Shareece Bates.
5. I am 81 ½ by the time you consider this matter and frankly my kids and many friends say I am nuts to want to serve. SCACAI has a lot of problems and I have always taken on problems because I am capable of strong leadership. I served my time (10 years) voluntarily as it was in the best interests of Anthem Highlands, myself and NRED. Remember NRED didn't have clean hands either but as the agreement states no one including NRED was found guilty of anything but both were postured. This was an amicable resolution with Joseph Decker, Michelle Briggs and Sharon Jackson. I am happy to say that I played a major role in restoring sound governance to Anthem Highlands while already having moved to Sun City Anthem. Was it messy? Yes. Did it work out and solve Anthem Highlands governance issue. Yes, at that moment in time.

I will be happy with whatever you decide as this is my last attempt to care and serve. I ask that you follow the spirit of the Agreement and grant me permission to serve effective May 1, 2026.

Sincerely,



Robert Stern



attachment



Robert Stern

BOARD OF DIRECTORS CANDIDATE

BUSINESS EXPERIENCE

Rose to Senior Management from starting in public accounting CPA to Business Manager of Radio and TV stations in Los Angeles to Hollywood Studio Executive (20th Century Fox) that included Chief Financial Officer of FOX Television during final years of M*A*S*H to New World Entertainment (Wonder Years) as Executive VP and Chief Administrative Officer to General Manager of Beverly Hills Talent Agency. Owner/Operator 10 years CASH FLOW SOLUTIONS, INC Business Consultant to improve internal operations and profitability.

PERSONAL

Miami University (Ohio) BS
Accountancy Honors, Army Veteran
(1966-1968) 1LT Cavalry Officer,
California Real Estate Broker's license.
Accredited Parliamentarian

CURRENT ACTIVITY

[REDACTED] is my website as lyricist/producer. Nashville album (MOVING ON...IT'S PART OF LIFE) coming out in late Spring 2026. Executive Producer of a motion picture (FLY OVER COUNTRY) about a roadie Nashville band being filmed

in 2026. Website songs include one titled A Senior Moment, a song for each astrological sign and a couple country tunes (Lucky Lucky and Pick Up Lines) that will likely be in movie.

HOA EXPERIENCE

From having served (California and Nevada) as President, Treasurer, Secretary and Director navigated many contentious issues including claims against Developer, advocate for strong reserves and tight budgets to keep assessments low, protecting homeowners' rights, fought against pet projects, and successfully returning one-year assessments of surplus funds to homeowners. Very familiar with Nevada NRS116 and a strong supporter of following the law while also showing flexibility and common-sense seeking service to homeowners' issues. Action always in best interests of homeowners.

CURRENT INTERESTS

Pickleball; Party Bridge; Psychic Awareness; Funeral Arrangements and Travel; Alaska Fishing

Email: [REDACTED]

(over, please)

WHY I'M RUNNING

I intend to protect homeowners from pet projects, waste, incompetence and abuse of power. Board Members are overburdened by the culture. For example, there is no statute requiring a meeting the week before to set the agenda of an upcoming open board meeting. In fact, the agenda is to be set by the Secretary and approved by the President. Homeowners by statute are entitled to hear the discussions in an open meeting. Secret meetings violate homeowners' rights as they are excluded from hearing important discussions. I hope to change the culture for the better by convincing board members to respect the intended process.

WHAT TO EXPECT IF ELECTED

1. You can expect me to publicly express the truth about key issues while recommending a course of action.
2. I will insist that Community Association Managers (CAMs) do their jobs and meet the standards of practice in NRS116A.630.
3. I will not compromise values nor good business judgment just to get along. That's why there are votes. I will be civil but assertive. Don't expect kindness as a substitute for competence as that is not in my DNA nor in the best interests of homeowners. Kindness is good. That's not in dispute.
4. I am not part of any coalition nor allegiance. My goal is to improve governance, outcomes and act in the best interests of homeowners.

KEY ISSUES I WILL BE ADVOCATING FOR

1. SCA's current self-management model has significant shortcomings. Working with past management companies had significant shortcomings. I will be seeking a solution that will be the lesser of the evils and cost effective.
2. Assessments should not be raised for the 2027 Budget.
3. CAMs who fail to meet the Standards of Practice in NRS116A.630 need to be replaced.
4. Masterpiece Cuisine is not a winner. One alternative. Grant a long-term lease for the kitchen for cash; Keep the bar with limited food; Allow clubs to hire catering from anybody; Repurpose the remaining space.
5. Restructure the way we handle legal matters and compliance. Consolidate legal current outlays with certain payroll jobs providing better governance service at an equal or lesser cost. Would ask Finance Committee to evaluate and recommend.