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NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS



From: [Cyndi Parker](#)
To: [NRED Administration](#)
Subject: Proposed changes to NRS and NAC 116
Date: Thursday, August 20, 2026 10:37:57 AM

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Commissioners,

Please take steps to increase transparency and accountability for HOAs.

I'm a retired economics professor who also evaluated economic damages for litigation. I've lived in communities with HOAs for approximately 20 years and have served as a board member, budget committee member, and architectural committee member. I've seen things run properly some of the time. I've also seen egregious abuse of power by a few corrupt people who manage to get in positions of power.

Below are my concerns with the proposed changes.

Section 4 - Increased transparency helps reduce opportunities for selective enforcement, taking bribes to gain approval for ARC applications, contractor kickbacks on HOA contracts, etc. informal correction does not require secrecy. Allow NRED interpretations and enforcement outcomes to be available for the public to view.

Section 5 - Initial screening of rule making petitions must include clear and objective standards, deadlines, and Commission oversight so it cannot be used to prevent petitions from ever reaching the Commission.

Section 2 - Health, safety and welfare violations need to be based on objective criteria.

ALL violations sent by HOAs should be properly documented and based on objective criteria.

There is nothing more important to most of us than our homes and our families. In addition to the above, please advocate for increased transparency and accountability in HOA governance in general. Favoritism, selective enforcement, corrupt HOA boards, and/or corrupt management acting without the board's approval are real problems we face living in HOA communities. People are often afraid to speak up for fear of retaliation.

Cynthia Parker