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SEP 08 2026

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

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Full Real Estate Letter final

Full Written Statement for Official Attachment to Meeting Minutes

Submitted under Nevada Open Meeting Law (NRS Chapter 241) and NRS Chapter 116

To: Members of the Commission for Common-Interest Communities and Condominium Hotels /
Real Estate Division

From: Leslie Ortega

Date: September 8, 2026

Subject: Request for Official Record Correction and Public Clarification Regarding Case No.
2025-86

Members of the Commission and Division Officials,

I am submitting this formal written statement to address critical issues of public accuracy, basic administrative fairness, statutory clarity, and the safety of public volunteers who serve common-interest communities throughout Nevada. Pursuant to Nevada Open Meeting Law (NRS 241.020) and NRS 116.31083(9)(e), I request and demand that this full statement be attached directly to the official meeting minutes to preserve an accurate and complete public record.

The position taken by the Real Estate Division—that verbal commentary delivered from the dais by commissioners is strictly 'non-binding' and carries no legal weight beyond the formal written order—creates a dangerous double standard. While administrative legalities may draw a line between formal findings and off-the-cuff remarks, everyday community members, homeowners, and public observers do not distinguish between the two. When an official speaks from the dais, the public accepts those words as authoritative truth.

In Case No. 2025-86, the official written order acknowledged that I did not owe a single dime back to the association. Furthermore, the accountant commissioner on the panel stated directly on the record that my financial records were meticulous, detailed, and completely honest. I want to state clearly that I believe the chairwoman was completely professional throughout the proceedings and I felt she was truly empathetic. However, she was perhaps misinterpreting or misunderstanding what the law actually requires when closing commentary claimed that the daily work I performed should have been done entirely without pay.

That administrative hearing went on for six hours. Everyday members of the public do not sit through six hours of complex testimony—they skip directly to the end of the recording to hear the outcome. Because that commentary was delivered in the final moments, right before the order of removal was issued, it created an inaccurate and deeply damaging main takeaway for the public.

The work in question was the daily role of office receptionist—an essential, paid staff position required to keep community operations running. Taking on those daily operational duties without compensation created a direct conflict with state labor laws.

I would like to bring to your attention that these very laws are actively being clarified by the Nevada Labor Commissioner, and I hope to have that clarification before September 8th, which marks their 30-day statutory response requirement. In the meantime, Senator James Ohrenschall has sponsored BDR 358 under my recommendations, and I do intend to testify in favor of its passing with regards to changing the contradictions and conflicting areas in these laws.

When uncorrected remarks remain on a public platform without context or correction, they generate real-world harm. In my case, these uncorrected statements have fueled hostiles on private websites, online defamation, and widespread misunderstandings that directly threaten public volunteer safety and affect a volunteer's life—I know, because it has happened to me. It directly impacts my daily life, personal health, and physical safety in our common areas.

Simply placing corrective notes into a private internal file does nothing to resolve public confusion or protect the dedicated citizens who step up to serve their neighborhoods. If Nevada expects volunteers to continue stepping forward to manage and guide common-interest communities, the state must ensure that its public records are clear, accurate, and safe.

Thank you for your time and for ensuring this complete statement is entered into the official public minutes.

Respectfully submitted,

Leslie Ortega

Former HOA Board President & Community Volunteer