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To: [NRED Administration](#)
Subject: Task Force Meeting on 4.14.26
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Dear Task Force Members,

I am disappointed with the Task Force's efforts to obtain meaningful homeowner participation. What has been presented so far appears to be little more than minimal compliance, not a serious good-faith effort to engage homeowners in a process that may shape the future of common-interest community governance in Nevada.

A body created to study systemic CIC issues and develop reforms the ordinary legislative process is ill-suited to address, should aim for more than bare compliance.

The problem is not just notice. It is also how issues are being framed.

HOAs are not just ordinary private businesses or purely contractual associations, yet the framing now appearing before the Task Force pushes in that direction. HOAs exercise real governing power over people's homes and daily lives through rules, fines, elections, meetings, architectural control, and use restrictions. They require transparency, procedural fairness, and accountability more consistent with a governing body than with a typical private corporation.

Homeowners cannot participate meaningfully when issues are framed in a way that conceals what is actually at stake. Silence often reflects barriers to participation, including time, cost, fear of retaliation, and the practical difficulty of challenging entrenched governance practices, not consent. Many homeowners capitulate when faced by HOA Boards. As a task force to not understand that homeowners are often frustrated and silent means you have not looked closely enough to identify reality.

What is needed now is clarity, not a philosophical shift toward treating HOAs as more purely "private" in a way that weakens transparency and accountability. If that is the direction underway, homeowners have every reason to be concerned.

Sincerely,

Judy Hendrickson