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To: [NRED Administration](#)
Subject: Public Comment for CIC Task Force – Homeowner Statement
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Thank you, Chair and members of the Task Force. I appreciate the opportunity to provide public comment from the perspective of a Nevada homeowner.

Over the past several years, I have come to understand that many of the challenges experienced in common-interest communities are not the result of individual boards or individual management companies, but rather the structure of Nevada’s regulatory framework itself. The statutes and regulations in NRS 116 and NRS 116A create the appearance of strong oversight, yet the practical enforcement mechanisms are limited, reactive, and dependent almost entirely on homeowner complaints.

Nevada requires written management agreements, open-meeting approvals, transparent financial practices, and adherence to standards of conduct. These requirements are sound in principle. However, in practice, there are no automatic checks to ensure that management agreements are current, that renewals are properly approved, or that managers are acting within the scope of written authority. There are no proactive audits, no automatic contract verification, and no structural safeguards to prevent unauthorized management activity.

This creates a system where compliance is assumed rather than ensured. It allows management companies to continue operating even when contracts lapse, and it allows boards to unintentionally bypass statutory requirements simply because the system does not alert anyone when compliance breaks down. Homeowners often do not know the law well enough to identify these issues, and enforcement only begins when someone happens to notice and files a complaint.

The result is predictable: contract gaps, unauthorized handling of association funds, inconsistent communication, and a lack of transparency. These are not isolated incidents; they are symptoms of a framework that relies on trust rather than verification.

My purpose today is not to criticize any specific community or company, but to highlight the need for structural improvements. Nevada homeowners deserve a system where compliance is ensured by design — where management authority cannot silently expire, where financial handling is automatically tied to valid contracts, and where the protections written into statute are matched by practical enforcement mechanisms.

I encourage the Task Force to consider reforms that shift the system from reactive to

proactive oversight, so that compliance is not dependent on individual homeowners discovering issues on their own.

Thank you for your time and for your continued work on behalf of Nevada's common-interest communities.

Paul Delacruz