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To: [NRED Administration](#)
Subject: Statement for the CIC Task Force Meeting
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My name is **Paul De La Cruz**, and I'm here to highlight a structural problem in Nevada's HOA system that homeowners cannot fix on their own, no matter how carefully we follow the law.

Over the past year, I documented a sequence in my community that shows exactly where the system breaks down. Our Board passed a transparency rule — Resolution 20 — in a properly noticed meeting. It was signed by the Secretary and presented to homeowners as a safeguard for records access and open governance.

Five months later, that same Secretary privately worked with the community manager to override the resolution outside a meeting. No vote. No notice. No minutes. No authority. Just two individuals deciding what homeowners were "allowed" to see. That is a violation of NRS 116.3108, NRS 116.3103, NRS 116.31175, NRS 116A.320, and NAC 116A.355. And yet, without a formal complaint, nothing would have happened. The system would have simply absorbed the violation.

This is the core issue: **Nevada's HOA enforcement model requires homeowners to act like attorneys just to trigger oversight.** We must cite statutes, assemble evidence, and build a legal case before the state will even look at a violation. No other consumer-protection system works this way. You don't need to cite medical statutes to report a doctor, or contractor law to report a builder. But in the HOA world, the burden is placed entirely on the least-powerful party — the homeowner.

When a Board can pass a transparency rule in public and then quietly reverse it in private, and the only remedy is for a homeowner to build a legal brief and hope NRED accepts it, that is not a functioning oversight system. That is a structural imbalance.

I'm asking this task force to recognize that the problem is not just individual violations — it's the framework that allows them to happen without automatic consequences. Homeowners should not have to become experts in NRS 116 to receive the basic protections the law already promises.

Thank you for your time.