

From: [William Lovegren](#)
To: [NRED Administration](#)
Subject: Fwd: Request for Invoices from 2023, 2024, and 2025 per NRS 116.31175 /Resolution #20
Date: Sunday, December 28, 2025 3:23:16 PM
Attachments: [image004.png](#)

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Subject: Request for Homeowner Comment Placement – February CICCH/HOA Task Force Meeting

Dear Administrator,

I am requesting that the following matter be placed under **Homeowner Comment** for the February meeting of the CICCH/HOA Task Force.

I am a homeowner in the Artesia Owners Association in Pahrump, Nevada. I am requesting the Task Force’s attention regarding a recurring issue involving the interpretation and enforcement of CC&Rs, the statutory obligations of community managers under NRS 116.620, and the transparency of information provided to homeowners.

Specifically, our CC&Rs (Article X, Section 3) require the Association’s **principal office, business operations, and official records to be located within Nye County**. Despite this, the community manager has repeatedly informed homeowners that the Association is compliant with NRS 116 because the management office is “within 60 miles,” even though it is located outside Nye County. This interpretation conflicts with the CC&Rs, which are more restrictive and therefore controlling.

Additionally, the community manager has declined to provide certain financial records, including invoices, despite NRS 116.31175 requiring associations to make available “the books, records and other papers of the association.” These statements have created confusion among homeowners and raise concerns about whether the Board has been properly advised of its obligations under the governing documents.

My purpose in bringing this to the Task Force is to highlight a broader issue affecting many HOAs statewide: **When a community manager provides incorrect or incomplete information to both homeowners and the Board, it becomes impossible for the association to comply with its governing documents or statutory requirements.**

I believe this topic is appropriate for discussion by the Task Force, as it directly relates to:

- Community manager professional standards
- Enforcement gaps between CC&Rs and NRS 116
- Homeowner access to accurate information
- Transparency and accountability within associations

I respectfully request that this issue be included on the February agenda under Homeowner Comment. I am prepared to speak briefly and provide any documentation the Task Force may require.

Thank you for your consideration.

Sincerely, William Lovegren Homeowner, Artesia Owners Association Pahrump, Nevada

----- Forwarded message -----

From: **William Lovegren** <artesia.william@gmail.com>
Date: Sun, Dec 28, 2025 at 3:04 PM