

# *Barbara Lee Holland, CPM®*

Revised August 3, 2021

## **EDUCATION**

M.A., University of Connecticut - Storrs, Cum Laude, American Urban History, 1971  
B.A., University of Massachusetts - Amherst, Cum Laude, American History, 1970

## **CURRENT QUALIFICATIONS**

Supervisory Community Association Management License- State of Nevada

## **EXPERIENCE**

July, 2015- July 2021: FirstService Residential, Las Vegas, Nevada.  
Regional Manager supervising seven community managers who are responsible for the management services of 44 homeowner associations of 17830 homes.

1984- December, 2015: H&L Realty & Management Company, Las Vegas, Nevada.  
President and Co-Owner.

Manage and supervise all operations for property management, commercial leasing, and maintenance and computer departments within the corporation. Implement and supervise the commercial brokerage department for the corporation. Responsible for company management of over 5000 residential units and 400,000 square feet of commercial space.

1977 - 1984: Levy Realty Company, Inc., Las Vegas, Nevada.  
Director of Property Management.

Responsible for the development of the real estate property management division of Levy Realty Company. Responsible for the supervising of the property management department which was responsible for the management of 2,500 residential units, 3,000 condominium units and 265,000 square feet of office and commercial center in the Greater Las Vegas community.

1974 - 1977: Invest Management Group, Inc., Hartford, Connecticut.  
President and Co-Owner.

Controlled and supervised all operations for property management, brokerage and maintenance divisions.

1972 - 1974: Webster Management Company, Division of Revest, Inc., Wethersfield, Connecticut.

Responsible for coordination of basic management operations for multi-million dollar residential and commercial properties.

## **PROFESSIONAL AFFILIATIONS**

Member of National Association of Realtors- Institute Affiliate

Member of the Institute of Real Estate Management

## **POSITIONS HELD**

Board Member of NACM- 2015

Chair of Legislative Committee – Institute of Real Estate Management – Las Vegas Chapter 99 - 2008-2016.

Member of the Executive Committee –Institute of Real Estate Management – Las Vegas Chapter 99 - 2008-2015.

Professional Standards Committee - The Greater Las Vegas Association of Realtors - Senior Member - 1986 to 2013, 2016 – reviewed and made decisions on numerous filed complaints pertaining to sales and leasing disclosure cases, arbitration on commissions, misrepresentations, as well as other ethic cases and procuring cause cases.

Education Committee Member - Institute of Real Estate Management - Established future initiatives for IREM education at its broadest level, provided operational direction in determining delivery methods, instruction and administration of educational programs and activities - 2002 - 2006.

Chair of Course Content Subcommittee - involved in the development of education and publication material for the Institute of Real Estate Management - 2001.

Vice-Chair of Course Content Subcommittee - involved in the development of education and publication material for the Institute of Real Estate Management - 1999-2000.

ARM Coordinator - Las Vegas Institute of Real Estate Management Chapter - 1999

Education Director of Residential Seminars for Institute of Real Estate Management - 1999

Member of the Institute of Real Estate Management's Standing Committees for Curriculum, Publishing and Course Content - 1999-2001.

Southern District Liaison - Member of the Executive Committee of the Nevada Association of Realtors - 1998.

Parliamentarian - The Greater Las Vegas Assembly of Realtors - 1998.

Immediate Past President - Greater Las Vegas Association of Realtors - 1997

President - Greater Las Vegas Association of Realtors - 1996.

President-Elect - Greater Las Vegas Association of Realtors - 1995.

Second Vice President - Greater Las Vegas Association of Realtors - 1994.

Treasurer - Greater Las Vegas Association of Realtors - 1992/1993.

Second Vice President - Greater Las Vegas Association of Realtors - 1991/1992.

Board of Directors - Greater Las Vegas Association of Realtors - 1986-1997.

Board of Directors - Nevada Association of Realtors - 1986 -1998.

Member-At-Large - Executive Committee - Institute of Real Estate Management - 1996

Vice Chair of Faculty Conduct Committee - Institute of Real Estate Management - 1997-1998.

301 Course Board Director - Institute of Real Estate Management - 1996-1997

Faculty Committee - Institute of Real Estate Management - 1991-1992 and 1995-1998, Vice Chair - 1995.

Seminar Development Subcommittee Chairman - Institute of Real Estate Management - 1995.

Regional Vice President - Institute of Real Estate Management - 1993/1994

Publishing Chairman - Institute of Real Estate Management - 1991/1992.

101 Course Board Director - Institute of Real Estate Management - 1991/1992.

Member of the Editorial Board for the Journal of Property Management - 1986 - 2001.

Chairman of the Property Management Committee for the Greater Las Vegas Association of Realtors - 1983/1984, 1985/1986.

Board of Directors - Nevada Apartment Association - 1984.

Chairman, Journal of Property Management of the Institute of Real Estate Management of the National Association of Realtors - 1990.

Governing Counselor - Elected to the Governing Council of the Institute of Real Estate Management of the National Association of Realtors - 1986-1988, 1990-1992, 1995-1996, 1999-2001.

Vice-Division Director of the Communications Division of the Institute of Real Estate Management of the National Association of Realtors - 1988.

Vice-Chairman, Publishing Committee of the Institute of Real Estate Management and of the National Association of Realtors - 1988.

Chairman, Journal of Property Management of the Institute of Real Estate Management of the National Association of Realtors - 1987.

Member of the Institute of Real Estate Management's Standing Committees for Faculty Performance Subcommittee 1998, Education Policy Committee 1997-2001, Curriculum and Publishing Committee 1998-2001, Publishing 1983-1998, Journal of Property Management, Federal Legislative, State and Municipal Affairs 1983-1998, CPM Membership Standards 1983-2001, ARM Division Council, ARM Standards, ARM Services 1983-1988 and Management Plan, Marketing & Public Relations 2001.

President of the Las Vegas Chapter of the Institute of Real Estate Management - 1984-1986.

Vice-Chairman, ARM Continuing Education Committee of the Institute of Real Estate Management of the National Association of Realtors - 1985.

Chairman of the Las Vegas ARM Committee - 1981 - April 1984.

Vice-Chairman, ARM Recognition and Services Committee of the Institute of Real Estate Management of the National Association of Realtors - 1984.

### **CIVIC ACTIVITY**

President of Congregation P'nai Tikvah – 2013-2017

President of Board of Venezia Homeowner Association 2011-2015

Board Member - Nevada Development Authority Board of Trustees - 1996.

Board of Directors - Hebrew Academy - 1986 - 1989.

Committee member, Clark County Education Special Committee - 1987/1988.

## **PUBLICATIONS**

“Putting the Legislative Pieces Together”- Community Interests Magazine- CAI of Nevada- March, 2017.

“The 2017 Legislative Session Matters- Get Involved”- Community Interests Magazine- CAI of Nevada- October 2016.

“The Super Priority Battle will be Back in 2017”-Let’s Be Prepared!”-Community Interests Magazine- CAI of Nevada- May 2016.

“HOA Foreclosure Issue- More Work to be Done”- Southern Nevada Realtor Magazine- April, 2016.

“What are the Roles of the Homeowners, Management and Board of Directors in a Homeowner Association?”-Community Interests Magazine- CAI of Nevada- October, 2015.

“5 Risks for Property Management Newbies” – Realtor Magazine April/May 2011 Edition.

Weekly Column Writer for the Las Vegas Review Journal Newspaper on Association Living and Association Management- From 1996 to Present.

“Ethics – Looking at Yourself in the Mirror” – Community Interests Magazine – CAI of Nevada- February, 2011

“Getting Back To Basics – Analyzing Residential Operations and Diversifying Services will Strengthen Your Company in a Challenging Economy” - Journal of Property Management, July/August 2009

Writer for special topics for the Managing Housing Letter which is national publication - 2006.

“Here’s some Simple Steps for Setting Your Residents Up for Success” – Landlord Law and Multi-Housing Report – December 2006.

“Benefits of Insurance Coverage for Apartment Owners and Residents” – Landlord Law and Multi-Housing Report – October 2006.

“Holland: Property Inspections Are a Fundamental Tool for Management”- Managing Housing Letter- May 2006

“Management Firm Owner: Prepare for Fire and Safety Crisis”- Managing Housing Letter- July, 2006. and Part II, August, 2006.

In the Trenches - "The X Residents" - Journal of Property Management - September/October 1999.

Successful Residential Management - The Professional's Guide - Textbook: Institute of Real Estate Management - 1994.

Unlawful Detainer Actions in Nevada - Textbook. National Business Institute, Inc., Holland, Aurbach, Higbee - 1992.

Agency and Legal Liability - Journal of Property Management, May/June 1991.

Viewpoint: The Wearsome Process of Rent Controls - Journal of Property Management, March/April 1990.

Motivation and Job Satisfaction - Journal of Property Management, October 1989.

What Should Clients Expect from Property Managers? - Commercial Investment Real Estate Journal, May-June 1988.

Managing Single-Family Homes - Textbook: Institute of Real Estate Management, 1987.

Landlord/Tenant Law in Nevada - Textbook: Professional Education Systems, Inc. - Holland, Simon, Clark - 1987.

Single-Family Homes Have a Promising Potential for Purchase by Investors as Rental Properties - Real Estate Forum, November 1987.

Enforcing Condominium Restrictions and Covenants - Co-author - Journal of Property Management, November, 1985.

How to Develop a Single-Family Management Program - Journal of Property Management, November 1984.

Real Estate Management: Challenging an Assessment of Real Property - Real Estate Review, Winter, 1983.

How to Write an Operations Manual, A Guide of Apartment Management - Institute of Real Estate Management, 1978 - Co-author.

Motivation and Job Satisfaction - AMO Quarterly. Three parts in first 3 issues of 1977.

Real Estate Assessment Appeal Cases - The Comparison Valuation Method - Journal of Property Management, February 1977.

Controlling Energy Conservation Program - Journal of Property Management, Part I - July, 1976; Part II, September 1976.

Controlling Rising Electric Costs in Apartment Buildings - Journal of Property Management, November 1974.

## **FACULTY MEMBER**

### ***Institute of Real Estate Management***

Senior Instructor for the Institute of Real Estate Management, teaching the following courses: Course ARM 101, Successful On-Site Management; Course 301, Marketing and Management of Residential Property; Course 800, Ethics in real Estate Management.- Emeritus Faculty Member -2010

IREM's Fundamental and Intermediate Seminars, such as: Budgeting and Accounting, Condominium Marketing and Leasing, Fair Housing, Human Resources, Maintenance, Operations and Single Family Management.

***University of Nevada Las Vegas Continuing Education Department***

Landlord/Tenant Law - Residential/Commercial  
Management of Homeowners Association  
Single Family Management Seminar  
Fair Housing Laws

***Nevada Association of Realtors***

GRI Course - property management  
Landlord/Tenant Law - Residential/Commercial  
Lease Agreement Seminars - Residential/Commercial  
Leasing in Soft Markets - Residential/Commercial  
Maintenance and Repairs  
Fair Housing in the 90's

***National Business Institute, Inc.***

Unlawful Detainer Actions in Nevada

***Professional Education Systems, Inc.***

Landlord/Tenant Law in Nevada

***Sterling Education Services, Inc.***

Landlord/Tenant Law in Nevada

**PROFESSIONAL DESIGNATIONS**

Awarded the Certified Property Management (CPM®) Designation from the Institute of Real Estate Management, 1978.

CPM Emeritus Membership - 2011

Certified Commercial Investment Member (CCIM) Candidate.

**NATIONAL AWARDS**

First Woman in the United States to receive the Academy of Authors and the Professional Achievement Awards - 1978, 1982 respectively.

Academy of Authors Award - Institute of Real Estate Management, 1978, for outstanding contributions in the field of property management publications.

Professional Achievement Award - Institute of Real Estate Management, June 1983, for continued advanced CPM education and contribution in the field of property management.

Awarded the Service Award, Omega Tau Rho, October, 1984, from the National Association of Realtors.

Article of the Year - Journal of Property Management, 1991.

Louise L. and Y.T. Lum Award - Institute of Real Estate Management, 1996, for contribution to the field of real estate education, publication and service.

Lloyd D. Hanford, Sr. Distinguished Faculty Award, 1997, for contributions in education.

First person to have received both the Lum and Hanford Awards.

Morat Derekh Reconstructionist Trailblazer for Leadership in the Community – November 12, 2010 - JRF Western Region

### **STATE AWARDS:**

The Committee Chair of the Year Award – Legislative Committee - Institute of Real Estate Management – Chapter 99 – Las Vegas - 2011

The Committee of the Year Award – Legislative Committee – Institute of Real Estate Management – Las Vegas Chapter 99 – 2011

AMO Firm of the Year Award – H & L Realty and Management Company – Institute of Real Estate Management – Las Vegas Chapter 99 - 2011

The Gene Nebeker Memorial Award - The Greater Las Vegas Association of Realtors, 1990.

CPM of the Year, Las Vegas Chapter of the Institute of Real Estate Management - 1985, 1991.

Awarded the Realtor of the Month, June 1984, December 1986, December 1988 and May 1991 from the Greater Las Vegas Association of Realtors.

Superstar of the Year - 1992 - Women's Council of Realtors.

Outstanding Director of the Year - Greater Las Vegas Association of Realtors - October 1994.

Realtor of the Year - Greater Las Vegas Association of Realtors - 1996 for contribution to the Association and real estate community.

Committee Chair of the Year Award - Las Vegas Institute of Real Estate Management Chapter 99 – 2006 and 2007

Foundation President Award- Las Vegas Institute of Real Estate Management Chapter 99-2009

Leadership Mentor Award- Las Vegas Institute of Real Estate Management Chapter 99-2009

## **BARBARA HOLLAND, CPM® EXPERT WITNESS LIST**



1. Attorney Joe Taylor (888-231-0970) - Duffey vs. Terra Management - CV 9616097 - I was an expert witness representing the plaintiff - Major double rape case involving alleged security issues of landlord - out of state - I was deposed in this matter. Jackson County, Kansas City Missouri.
2. I was deposed in a matter whereby limited partners were suing Saxton, Inc. which was the general partner for mismanagement (involving four separate limited partnerships, Lake Tonopah - Case Number 01-A-429198-B, Spanish Hills Apartments - Case Number 01-A-434507-B, Paseo Del Prado - Case Number 01-A-429199-B, and South Valley Apartments - Case Number 00-A-426667-B). Las Vegas, Nevada- (December 18, 2000- May 10, 2001).
3. Attorney Christopher Keller - Stout Management adv. Clarksdale Arms Apartment -Civil Number A4884696 - Expert witness –The management company was being sued for alleged mismanagement due to housing violations that caused the City of Las Vegas to shut down the property and have all tenants vacate. I represented the defendants, the Management Company. I participated in the mediation process. - Las Vegas, Nevada - February 2005.
4. Attorney Avece Highbee - Helen Nethercut vs. Spanish Oaks - I was an expert witness for the plaintiff - written opinion only - deposition never happened as matter was resolved pertaining to interpretation of recall law for board members of homeowner associations. Las Vegas, Nevada - October 2005.
5. Attorney Joe Taylor - Michelle Beckwith vs. Jamie Development Corp - GIC853944 - I represented the plaintiff - involving a murder of a guest of tenant - Superior Court, California, San Diego County- February, 2006.
6. Attorney Derek Anderson- Madison v. South Bay Community Services, et. al.-SDSC No. GIS 14070-This case pertains to an inoperable deadbolt and a violent rape and robbery of a tenant. I represented the plaintiff.- County of San Diego, California-March, 2006.
7. Attorney Joshua Jerome-Premier Property Management LLC adv. Barnhill/Donkers- United States District Court Case No. CV-S-05-1132-PMP-GWF- The case involved prospective tenants that did not include their social security numbers on their rental application and, consequently, were not allowed to lease the vacant unit. I provided a professional opinion as to the reasons that social security numbers are required by rental and property management companies prior to approving prospective qualified tenants.- Las Vegas, Nevada- I represented the defendants, the management company. March, 2006.
8. Attorneys Dimitri P. Dalacas and Ann Kolber- SRP Plaza, L.P. vs. The Goodyear Tire & Rubber Company- Case No. A503942- This is a pending case which involves a number of disputes pertaining to the interpretation of the commercial lease agreement as to the amount of rent and terms of a major tenant who vacated from the premises prior to the expiration of their lease agreement who subsequently subleased the premises. I represented the plaintiff in this matter. Las Vegas, Nevada- July, 2006.
9. Attorney David Duncan- Carefree Holdings. LTD Partnership, et al vs. Crescent Development Co, et al- Nevada District Court IX- Case No. A476071. There are a number of issues pertaining to this case which involved the sale of raw land to be developed. I represented the plaintiffs who are alleging that the defendants acted as licensees and were required to disclose to the plaintiffs each source from which they would receive compensation as a result



of the transaction per NRS 645.260, NRS 645.320, NRS 645.252 (1) (b) and NRS 645.320.-

Las Vegas, Nevada- July, 2006.

10. Attorney William L. Coulthard- George F. Tibsherany, Inc vs. The Midby Companies, LLC., et al- United States District Court- Case No. CV-S-05-0613-LDG-LRL. In this case, I was asked to provide a professional opinion as to what are the decision-making factors of why renters lease a particular apartment community and what are the decision-making factors of why a buyer purchases a particular apartment community. I was asked to determine the net profit on rents attributable to floor plans of individual apartment units and that of floor plans/configurations of the amenity buildings. In addition, I was asked to determine the net value of an apartment community attributable to floor plans of individual apartment units and that of floor plans/configurations of the amenity buildings. In this case, I represented one of the defendants July, 2006.
11. Attorney David-Duncan- Transwestern Investment Realty vs. Carefree Holdings Limited Partnership, et al- Nevada District Court IX -Case No. A0508000. This case involves a dispute as to whether Transwestern is entitled to a sales commission or compensation for the performance of valuable services rendered to Carefree. In addition, did the auction agreement between the two parties entitle Transwestern to an exclusive 90 day listing agreement. In this case, I represented the defendant. Las Vegas, Nevada- August, 2006.
12. Attorneys Megan K. Mayry McHenry, Gary Mikuni and Kathryn J. Quinn – Ronald N. Brady, Sr. an individual, Plaintiff vs. Lyle K. Hirata, an individual, Gary Mikuni as Trustee of the Jean K. Hirata Living Trust; Jean K. Hirata Living Trust, District Court, Clark County, Nevada, Case No. A511214, Dept No. XXI. This complaint alleges that the property manager, Mr. Ronald K. Brady, is the property owner of the Casa Salvatore Apartments. My involvement does not pertain to the legal issues of the validity or non-validity of a quit claim deed, but pertains to whether Mr. Ron Brady acted as a property owner of the Casa Salvatore Apartments and whether he invested over \$400,000.00 of his own money in capital improvements to the property. This case has required me to review multiple financial records, including monthly reports, paid invoices and multiple bank accounts. In this case, I represented the defendant – August, 2008.
13. Attorney Joseph P. Garin – John J. Corrigan, Jr., an individual, Plaintiff, vs. Quail Ridge/Laughlin Condominium Association, Inc., a Nevada Corporation, et al – Nevada District Court XXIV, Case No. A550003. This complaint involved an individual homeowner who purchased a condominium in June 2004. He claims that the Association did not disclose a construction defect lawsuit at the time he purchased his home. He further claims that the construction defect lawsuit impaired his ability to sell his unit. I am representing the

defendants. Las Vegas, Nevada – July 2008.

14. Attorney Michelle D. Brissi, Esq. – Windmill Properties, Inc. the Claimant vs The Villas at South Pointe, a Homeowners Association, the Respondent. This is an arbitration case under the State of Nevada, Department of Business and Industry – Real Estate Division - Office of the Ombudsman for Common-Interest Communities. The specific issue pertains to whether Windmill Properties, Inc. has a legal obligation under NRS 117, NRS 116 and under the governing documents of The Villas at South Pointe Homeowners Association to pay assessments for undeveloped units. I am representing the claimants – June, 2008.
15. Attorney Katherine Holbart – Lisa Youell, Plaintiff vs. Monica E. Breen, Defendant, Monica E. Breen Plaintiff vs Assist-2-Sell, Inc., a Nevada Corporation and Frank Lyttle. Second Judicial Court of the State of Nevada and the County of Washoe, Case No. CV08-000323. This complaint pertains to the completion of the seller's real property disclosure form and whether the plaintiff, the buyer, was properly noticed and disclosed of the water seepage and flooding of the basement level of the home purchased by buyer. I am representing the defendant, Frank Lyttle, who was the listing agent of the property, owned by Monica E. Breen, defendant of the primary suit who has in turn filed a complaint against the listing agent. The legal issue pertaining to the listing agent is whether he violated any of his responsibilities of disclosure and the standard of care to all parties per NAR 645 and NAC 645 laws and regulations – I represented the defendant. March 2009.
16. Attorneys Stephanie H. Allen and Joseph Gronauer – Michael Karagiozis, D.O., an Individual, Michael Karagiozis, D.O., Ltd, a Nevada Corporation v. St. Rose Dominican Medical Plaza Ltd. Partnership, PMB, Henderson, Inc., a California Corporation, Defendants, v. The Converse Professional Group, a California Corporation d/b/a Converse Consultants, Third Party Defendants. District Court for Clark County, Nevada, Case No. A-526205. This complaint pertains to whether the defendants failed in performing the standards of care and the standards of practice in the management of a medical space at the St. Rose Dominican Medical Plaza. I was asked to provide a professional opinion as to whether PMB Henderson, Inc., through its corporate and local property management staff, failed to timely respond and to properly resolve the water intrusions from the roof leaks in Suite 300 of Michael Karagiozis, D.O., Ltd. I am representing the defendant. – September 2010
17. Attorneys Raymond Babaian and Nadin J. Cutter - Tom Bridges, Rikki Bridges, Richard Primm, plaintiffs vs JIK Properties, Inc; Greystar Management Services, L.P., Greystar Holdings, Inc. defendants- case no A10-610072C – Clark County District Court – Dept I. This complaint pertains to whether the defendants failed to take reasonable action to warn, inspect, repair and remediate the growth of toxic mold of the plaintiffs' apartment (negligent maintenance), and that the defendants concealed the hazardous condition. In addition, the complaint states that the defendants violated NRS 118A.290, 118A.360 and 118A.390 which requires the maintenance of the residential rental property in a habitable condition. I am representing the defendants. February, 2011.
18. Attorney Raymond Babaian- Matthew Kilar, Katherine Kilar, plaintiff vs Casa Alicia Apartments, LLC, dba Casa de Alicia Apartments; Casa de Alicia apartments, Property Management LLC- Clark County District Court Dept XIII- Case No A-11-633119-C. This

complaint pertains to whether the defendants failed to act reasonably and promptly in the installation, construction, inspection, repair, mitigation, remediation and maintenance of the plaintiffs' apartment, the apartment building and exterior areas which allowed a proliferation of dangerous and toxigenic molds and bacteria throughout the dwelling unit, causing the unit and the building to be unsafe for human habitation. The legal issues deal with failure to exercise reasonable care, violations of NRS 118.290, .350, .355 and .510, negligence, breach of contract, breach of implied warranty of habitability, nuisance, constructive eviction and breach of implied covenant of good faith and fair dealing. I am representing the defendants. January, 2011

19. Attorney Stephen G. L Keim-The Estates at Seven Hills Owners Association vs. Presidio Community Association- Clark County District Court- Case No. A-10-625238-C. This complaint was initiated by the master association against one of the sub-associations claiming that the sub-association has breached its contract and has been unjustly enriched for failing to reimburse the master association their share of the operating expenses for a specific shared common area within the community. I am representing the sub-association that believes that the common maintenance expenses have not been properly calculated and especially the security guard expenses. The complaint also involves an interpretation of a Grant, Bargain and Sale Deed and Declaration of Reservation of Easement and whether the security guard reimbursement should be based upon a specific 75/25% formula within the Grant or based upon a pro rata share of the operating expenses which is also found within the Grant. I am representing the defendant, April, 2011.
20. Attorney Michael Federico- Kamien/Yarbrough vs. Victory Village 2004 LLC- Clark County District Court, Department No. III- Case No. A-10-631970C. This complaint was filed by the former tenants about the alleged failure to timely install a grab bar in the bathroom area for a disabled tenant who moved into the apartment knowing that an ADA appropriate apartment was not available at that time. The plaintiffs moved in anyhow since they needed a place that would accept large dogs. Victory Village agreed to have a grab bar installed after the move-in, but they were never given proper access despite several efforts and so advised the plaintiffs to have it done themselves. Right after this, the disabled plaintiff supposedly fell in the apartment getting out of the tub and needed more surgeries that they claim were the result of the fall. I have been asked by the defendant to provide opinions as to whether the defendant met the standard of care for both allowing the tenants to move in, ceasing efforts after several times to try and gain access to install the grab bar and advising the tenants to have one installed themselves. January, 2011.
21. Attorney Michael Federico- Estate of Eric Knox v. The Villas II, LLC- Clark County District Court Department IX- Case No. A-10-629696-C. The plaintiff, Eric Knox, decedent is being represented by his estate and his family who have filed this lawsuit against the Cheyenne Villas Apartments (The Villas II, LLC) as a result of a shooting death that took place on or about November 22, 2008. I have been asked to provide an opinion as to the appropriateness of the defendant's management at the time of the incident, involving issues of failing to exercise due care in the operations of and the security of the apartment community, failing to provide a safe living environment, failing to maintain the property and failing to adequately supervise its employees. I am representing the defendant. November, 2010
22. Attorney John E. Gormley, Esq. - Gerald Thomas v Silver State Equity Partners, LLC, et al – Clark County District Court Department V - Case No. A09-588908-C. The plaintiff, Gerald Thomas, was washing windows of an office building early in the morning when he alleges that pigeons attacked him causing him to fall along with his ladder from a height of two stories. He alleges that Vista Management, Inc. one of the defendants, was aware of the pigeon problem and failed to resolve the pigeon problem. I have been retained to represent the management company to determine whether the management company violated a duty

of care as to allow a dangerous condition to exist and cause injury to a business invitee, that as a result of the defendant's negligence, carelessness, recklessness and false assurances that the danger remained unabated and proximately causing the plaintiff severe and disabling injuries. April, 2009.

23. Attorney Neal K. Hyman, Esq- Yan Li, et al v. Forbes Entertainment Las Vegas, et al- Clark County District Court, Department XXXII- Case No. A607136. The plaintiffs, Yan Li, on behalf of himself as heir of Wen Jun Li deceased and as guardian Ad, Litem of Ying Li and Han Li and Yao Lin, on behalf of herself filed a complaint against Forbes Entertainment Las Vegas, LLC and American Management Investments, LLC. I am representing defendant, American Management Investments, LLC. In the early morning of July 6, 2009, Wen Jun Li was killed and Yao Lin was repeatedly stabbed at the business leased by Forbes in a shopping center managed by American Management, located at 3400 South Jones Boulevard in Las Vegas. The complaint alleges that both defendants had a duty to protect patrons as it is alleged that the business location was in a relatively high crime area with numerous criminal activity and that defendants should have reasonably anticipated criminal contact on the part of third parties. It is also alleged that American Management was aware of the illegal activity being conducted in the Forbes' suite to include operating as an unlicensed strip club and operating as a front for prostitution and interstate trafficking of prostitutes. American Management should have provided a level of security consistent with the increased threat from the secret undisclosed criminal enterprises being conducted in the Forbes' suite. Defendants owed a duty of care that has directly and proximately caused damages and injuries to plaintiffs and decedent. January, 2010.
24. Attorneys Anthony P. Sgro, Esq and Melinda Weaver, Esq of Patti, Sgro & Lewis- Judith Fenner, an individual, Western Bookkeeping/Secretarial, LLC and Old West Realty, Inc., plaintiff vs. The State of Nevada, Department of Business and Industry, Real Estate Division, The Commission for Common-Interest Communities and Condominium Hotels, defendants- Clark County District Court, Department XIII- Case No. A-12-656878-C. This is a case where the Nevada Real Estate Division is investigating Judith Fenner for allegedly operating as a Community Manager for certain associations under the guise of a bookkeeper in violation of various provisions of NRS 116, NRS 116A. In addition, there are two other charges, one of allegations of assessing an inaccurate late fee in violation of NRS 116A.630(6)(a) (case number CIS 10-05-08-257) and allegations of failure to make financial records available to unit owner (case number CIS 11-09-35-074). I am presenting the plaintiff, Judith Fenner, et al. (June, 2012).
25. Attorney Alyssa Sarbacher, Esq. of Skane Wilcox, LLP-Aaron and Stacey Lelah v. Avi Barashi, Realty One Group, et al- Clark County District, Department I-Case No. A-12-655854-C. Plaintiffs are suing defendants for failure to disclose the flooding, water damage and mold in the home that they purchased through their real estate company. Also named in the complaint as a defendant is Pierre Gendebien, a real estate licensee and listing agent with Realty One Group whose company, Pierre Gendebien, Inc. was the seller. The plaintiffs allege that the defendants violated NRS 645.252, sections 1,2,3, NRS 645.254, section 5 and NRS 113.130. The plaintiffs allege that the licensees failed to disclose as soon as practicable any material and relevant facts, data or information which the licensees should have know or which by the exercise of reasonable care and diligence should have known relative to the subject property, that defendants failed to exercise reasonable skill and care with respect to all parties in the transaction and that the licensees failed to provide the appropriate duties owed form to the plaintiffs. In addition, the plaintiffs are alleging that the defendants failed to make proper disclosures concerning the home, 705 Canyon Greens Drive, of known water damage and mold contamination. I am representing the defendants, buyer's agent, Avi Barashi and Realty One Group. (December, 2013).

26. Attorneys Scott A. Knight, Esq., and Robert A. Ryan, Esq. of Shumway Van & Hansen- Gus Dedes v. Team House, Inc. dba Century 21 Team House, Susan L. House and Edward House, et al- Clark County District Court, Department IV-Case No. A-12-661814C. Plaintiff is suing defendants for failure to disclose the transfer of the escrow account from Direct Title to First American Title and failure to disclose the fact Direct Title was having financial problems prior to the company closing its doors. The plaintiff alleges that the defendants violated NRS 645.252, sections 1 and 2 and violated NRS 645.254 section 5. I am representing the plaintiff. (January, 2014).
27. Attorney Alyssa Sarbacher, Esq. of Skane Wilcox, LLP- Panagiotis Mallios v. Realty One Group- Clark County District Court, Department 14- Case No. A-11-648412J. Plaintiff is suing Realty One Group for failing to supervise the activities of one of their licensees, Serge Armani who openly engaged in activities beyond his license by providing legal and loan modification services outside of a real estate transaction at their office. Armani had a separate business company, Las Vegas Legal Services, which entered into a contract with Mallios to procure four loan modifications on his single family investment properties. All four properties were eventually foreclosed upon and sold by the bank. Although the plaintiff does not cite a violation of NAC code, this expert addressed the issue of possible violation by Realty One of NAC 645.600 sections 1 and 2. I am representing the defendant. March, 2014.
28. Attorney John E. Gormley, Esq. of Olson, Gormley, Angulo and Stoberski- Lois Castle v. Las Vegas North Strip Holdings, LLC, et. al.- Clark County District Court, Department III- Case No. 09A-605940-C. Plaintiff's case pertains to a slip and fall where she severely injured her arm in a parking lot owned by the defendant. I am representing the defendant. December, 2009.
29. Attorney Neal K. Hyman, Esq. of Law Offices of Neal Hyman- Bobbie Dudley, a minor by and through her guardian ad litem, Susan Geprge v. Lamplight Village at Centennial Springs Homeowner Association- Clark County District Court, Department XVI- Case No. A-14-706284-C. Plaintiff's case pertains to an injury to a minor as a result of unsafe conditions of walkways which were separated and elevated concrete or trip hazards causing severe damage to Bobbie Dudley. Plaintiff is claiming that defendant failed to exercise reasonable standard of care in maintaining the concrete walkways within the community. I am representing the plaintiff. March, 2016.
30. Attorney James R. Olson of the Law Offices of Olson, Cannon, Gormley, Angulo & Stoberski on behalf of Wrep II Meadows LLC, dba Oasis Meadows Apartments was in some manner, negligently responsible for the events and happenings and caused damage proximately to the plaintiff and or the decedent and that Oasis Meadows failed to properly maintain the subject premises in a negligent manner, causing a dangerous condition to exist. Case Number A-15-719322-C, Department II. August, 2016.
31. Attorney Michael Stoberski of the Law Office of Olson, Cannon, Gormley & Stoberski on behalf of Top Ten, Inc. D/B/A Rancho Vista Realty in the case of John Bostrom & Valerie Bostrom vs. Top Ten/Rancho Vista Realty. This case involved the management of three-four plex apartments in Las Vegas for the period on or about March 30, 1999 to about 2017. Plaintiffs alleged mismanagement of the four-plexes causing financial harm in lost income. Among the complaints included failing to maintain the subject properties, failing to provide adequate information about the state of the properties, failing to use due diligence in filling vacancies and failing to provide financial reports on a monthly basis, Case Number A-20-812290-C, Department III. March, 2020.

