



DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

3300 W. Sahara Avenue, Suite 350
Las Vegas, Nevada 89102
(702) 486-4036 Fax (702) 486-4067
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www.red.nv.gov

**NOTICE & AGENDA OF PUBLIC
MEETING**

OF THE
NEVADA COMMISSION FOR COMMON-INTEREST COMMUNITIES AND
CONDOMINIUM HOTELS

JUNE 4-6, 2019

The Nevada Commission for Common-Interest Communities and Condominium Hotels will conduct a meeting **TUESDAY, JUNE 4, 2019 beginning at 9:00 a.m. through THURSDAY, JUNE 6, 2019 or until the Commission concludes its business** at the following locations:

JUNE 4-5, 2019 @ 9:00 A.M.
NEVADA STATE BUSINESS CENTER
3300 WEST SAHARA AVENUE
4TH FLOOR NEVADA ROOM
LAS VEGAS, NV 89102

VIDEO CONFERENCE:
DIVISION OF INSURANCE
1818 E. COLLEGE PARKWAY
SUITE 103
CARSON CITY, NV 89706

JUNE 6, 2019 @ 9:00 A.M.
NEVADA STATE BUSINESS CENTER
3300 WEST SAHARA AVENUE
4TH FLOOR TAHOE ROOM
LAS VEGAS, NV 89102

VIDEO CONFERENCE:
DIVISION OF INSURANCE
1818 E. COLLEGE PARKWAY
SUITE 103
CARSON CITY, NV 89706

STACKED AGENDA: Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda at the discretion of the Chairperson. Items may also be combined for consideration, pulled or removed from the agenda at any time. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted. Public comment may be limited to three minutes per person at the discretion of the Chairperson. The Commission may only take action on those items denoted as potential action items. Prior to the commencement and conclusion of a contested case or a quasi-judicial proceeding that may affect the due process rights of an individual the Commission may refuse to consider public comment (NRS 233B.126).

NOTICE: Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please contact Teralyn Lewis at (702) 486-4036, prior to the meeting so arrangements may be conveniently made.

1) COMMISSION/DIVISION BUSINESS:

- A) Call to order; introduction of commissioners in attendance; and establish quorum.
- B) Introduction of Division staff in attendance.

2) PUBLIC COMMENT:

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER. NO COMMENTS MAY BE MADE REGARDING A MATTER THAT IS OR MAY BE THE SUBJECT OF A FORMAL COMPLAINT BEFORE THE COMMISSION. COMMENT MAY NOT BE LIMITED BASED ON VIEWPOINT. PERSONS WHO DESIRE TO SUBMIT WRITTEN TESTIMONY SHOULD SUBMIT TEN (10) COPIES TO THE COMMISSION COORDINATOR. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

3) FOR POSSIBLE ACTION: DISCUSSION AND DECISION REGARDING RESPONDENT'S MOTION FOR REHEARING AND/OR RECONSIDERATION TO SET ASIDE DEFAULT

- A) NRED v. Shadow Wood Homeowners Association & Jose Escalona, for possible action
Case No. 2018-680
Type of Respondent: Director of the Board

4) DISCIPLINARY ACTION: HEARINGS AND POSSIBLE ACTION BY THE COMMISSION:

- A) NRED v. Sherryl Baca, for possible action
Case No. 2017-1579 and 2018-136
Type of Respondent: Community Manager
License# CAM.00001439.SUPR
- B) NRED v. Cary DeGrosa, for possible action
Case No. 2018-1246
Type of Respondent: Community Manager
License# CAM.000007-SUPR
- C) NRED v. Peter Densmore, for possible action
Case No. 2018-189
Type of Respondent: Community Manager
License# CAM.0000360-SUPR
- D) NRED v. Diamond Creek Homeowners Association, for possible action
Case No. 2017-1826
Type of Respondent: Executive Board
- E) NRED v. Greenridge Homeowners Association, Leslie Holland, Diane Leyva, Joshua Schaper, Carline Roks, Steve Hall, Dave Reid & Janet Meyers, for possible action
Case No. 2018-993

Type of Respondent: Board Members

- F) NRED v. Los Verdes Community Association, Ruby Consing, Sayeh Sadegh, Monica Blake & Mary Baumgartner, for possible action

Case No. 2018-1481

Type of Respondent: Board Members

- G) NRED v. Max McCombs & English Mill Condominiums Homeowners Association, for possible action

Case No. 2014-1179

Type of Respondent: Executive Board

- H) NRED v. Russell Powers, for possible action

Case No. 2019-100

Type of Respondent: Community Manager

License# CAM.0000030

- I) NRED v. Terra Linda Townhouse Homeowners Association, for possible action

Case No. 2018-892

Type of Respondent: Executive Board

5) DIVISION BUSINESS:

- A) Administrator's report:

1. Personnel; and
2. Pending litigation.

- B) Ombudsman's report:

1. Intervention Program;
2. Informal Conferences;
3. Alternative Dispute Resolution filings and subsidy claims;
4. Auditor's Report;
5. Program Training Officer's Report;
6. Number and types of associations registered within the State; and
7. Compliance Section's report.

- C) Licensee and board member discipline report.

- D) Administrative sanction report.

6) COMMISSION BUSINESS: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:

- A) Discussion regarding the State of Nevada Controller's Office debt collection process for fines issued by the Commission, including the Notice of Entry of Summary Judgement for State of Nevada, Catherine Byrnes, State Controller vs. Leslie White Case No. A-19-792770-C.

- B) Discussion regarding Commissioners' speaking engagement requests.

- C) For possible action: Discussion and decision to approve minutes of March 12, 2019 Commission meeting.

- D) Discussion regarding 2019 legislative bills and bill draft requests ("BDR") related to NRS 116 and 116A which may impact the Commission and/or Division including, but not limited to:

1. Assembly Bill 31 relating to common-interest communities; requiring an applicant for a certificate as a community manager or registration as a reserve study specialist to submit an application and undergo a background investigation; and providing other

matters properly relating thereto.

<https://www.leg.state.nv.us/App/NELIS/REL/80th2019/Bill/5931/Text>

2. Assembly Bill 161 relating to common-interest communities; prohibiting common-interest communities from restricting the ownership of pets by a unit's owner under certain circumstances; and providing other matters properly relating thereto.

<https://www.leg.state.nv.us/App/NELIS/REL/80th2019/Bill/6247/Text>

3. Assembly Bill 335 relating to real property; revising provisions relating to the fees that a unit owners' association for a common-interest community may charge for certain services; revising provisions relating to the resale of a unit in a common-interest community or condominium hotel; and providing other matters properly relating thereto.

<https://www.leg.state.nv.us/App/NELIS/REL/80th2019/Bill/6618/Text>

4. Assembly Bill 369 relating to common-interest communities; revising provisions governing foreclosure of a unit-owners' association's lien on a unit for certain amounts due to the association; and providing other matters properly relating thereto.

<https://www.leg.state.nv.us/App/NELIS/REL/80th2019/Bill/6697/Text>

5. Assembly Bill 393 relating to governmental administration; prohibiting the foreclosure of real property or a lien against a unit in a common-interest community owned by a federal worker, tribal worker, state worker or household member of such a worker during a government shutdown in certain circumstances; providing certain protections to a tenant who is a federal worker, tribal worker, state worker or household member of such a worker during a government shutdown; prohibiting a person from repossessing the vehicle of a federal worker, tribal worker, state worker or household member of such a worker during a government shutdown; authorizing the provision of assistance in paying for natural gas and electricity to a federal worker, tribal worker, state worker or household member of such a worker during a government shutdown; providing penalties; and providing other matters properly relating thereto.

<https://www.leg.state.nv.us/App/NELIS/REL/80th2019/Bill/6750/Text>

6. Assembly Bill 421 relating to construction; revising the definition of "constructional defect"; revising provisions relating to the information required to be included in a notice of a constructional defect; removing provisions requiring the presence of an expert during an inspection of an alleged constructional defect; establishing provisions relating to a claimant pursuing a claim under a builder's warranty; revising provisions governing the tolling of statutes of limitation and repose regarding actions for constructional defects; revising provisions relating to the recovery of damages proximately caused by a constructional defect; increasing the period during which an action for the recovery of certain damages may be commenced; revising the prohibition against a unit-owners' association pursuing an action for a constructional defect unless the action pertains exclusively to the common elements of the association; and providing other matters properly relating thereto.

<https://www.leg.state.nv.us/App/NELIS/REL/80th2019/Bill/6799/Text>

7. Senate Bill 382 relating to real property; revising provisions governing deeds of trust; revising provisions governing notice requirements for certain mechanics' liens; revising provisions relating to how a mortgage of real property is not deemed a conveyance; revising provisions relating to recording estates in property; revising provisions relating to common-interest ownership; and providing other matters properly relating thereto.

<https://www.leg.state.nv.us/App/NELIS/REL/80th2019/Bill/6693/Text>

8. Senate Bill 392 relating to real property; revising provisions relating to the employment of persons by the Real Estate Division of the Department of Business and

Industry; revising provisions relating to the legal representation of the Division; authorizing the creation of a task force to study certain issues; and providing other matters properly relating thereto.

<https://www.leg.state.nv.us/App/NELIS/REL/80th2019/Bill/6717/Overview>

7) FOR POSSIBLE ACTION: DISCUSSION AND DECISION ON DATE, TIME, PLACE, AND AGENDA ITEMS FOR UPCOMING MEETING(S).

8) PUBLIC COMMENT:

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER. NO COMMENTS MAY BE MADE REGARDING A MATTER THAT IS OR MAY BE THE SUBJECT OF A FORMAL COMPLAINT BEFORE THE COMMISSION. COMMENT MAY NOT BE LIMITED BASED ON VIEWPOINT. PERSONS WHO DESIRE TO SUBMIT WRITTEN TESTIMONY SHOULD SUBMIT TEN (10) COPIES TO THE COMMISSION COORDINATOR. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

9) FOR POSSIBLE ACTION: ADJOURNMENT

**THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 8:30 A.M. ON
THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING
LOCATIONS:**

Nevada Real Estate Division
1818 E. College Pkwy, Ste. 110
Carson City, Nevada 89706-7986

Nevada State Business Center
3300 W. Sahara Ave.
Las Vegas, Nevada 89102
www.red.nv.gov

Nevada Association of Realtors
760 Margrave Drive, Ste. 200
Reno, Nevada 89502

Sierra Nevada Association of Realtors
300 South Curry Street Ste. 3
Carson City, Nevada 89703

Elko Board of Realtors
557 W. Silver Street, Ste. 201B
Elko, Nevada 89801

Greater LV Association of Realtors
6360 S. Rainbow Blvd
Las Vegas, Nevada 89118

Capitol Police
Grant Sawyer Building
555 E. Washington Street
Las Vegas, Nevada 89101

CAMEO, Inc.
9101 W. Sahara Ave., Ste. 105-J24
Las Vegas, Nevada 89117

Nevada State Library
100 Stewart Street
Carson City, Nevada 89710

Community Association Institute
Nevada Chapter
9171 W. Flamingo Rd. #100
Las Vegas, Nevada 89147

Reno/Sparks Association of Realtors
5650 Riggins Court, Ste. 200
Reno, Nevada 89502

Nevada Public Notice Website
www.notice.nv.gov

CONTACT FOR SUPPORTING MATERIALS FOR LISTED AGENDA ITEMS:

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Nevada Real Estate Division
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Las Vegas, Nevada 89102
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