BEFORE THE COMMISSION FOR COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

STATE OF NEVADA

SHARATH CHANDRA, Administrator, REAL ESTATE DIVISION, DEPARTMENT OF BUSINESS AND INDUSTRY, STATE OF NEVADA, Petitioner, vs. THERESA M. KENYON, (CAM.0001064-SUPR- Active) Respondent.	Case No. 2025-946 FILED OCT 09 2026 NEVADA COMMISSION FOR COMMON INTEREST COMMUNITIES AND CONDOMINIUM HOTELS mgallo

STIPULATION AND ORDER FOR SETTLEMENT OF DISCIPLINARY ACTION

This Stipulation for Settlement of Disciplinary Action ("Stipulation") is entered into by and between the State of Nevada, Department of Business and Industry, Real Estate Division ("Division"), through its Administrator Sharath Chandra ("Petitioner"), by and through their attorney of record, Phil W. Su, and RESPONDENT THERESA M. KENYON ("RESPONDENT" and/or "RESPONDENT KENYON"), representing herself.

FACTUAL ALLEGATIONS AS ALLEGED IN THE COMPLAINT

1. At all times relevant herein, RESPONDENT KENYON has held a supervising community manager certificate issued by the Division (CAM.0001064-SUPR) and served as supervising community manager with Kenyon & Associates Inc.

2. At all times relevant herein, RESPONDENT served as supervising community manager for 1200 Riverside Drive Community Association.

3. On November 12, 2025, COMPLAINANT Ronda Theisen, board member and president of 1200 Riverside Drive Community Association, filed a Statement of Fact through counsel Donna Zanetti alleging that RESPONDENT, while serving as 1200 Riverside Drive Community Association's supervising community manager, has either failed to timely provide, or completely failed to provide, monthly financial statements

from August 2024 through June 2025, in violation of NAC 116.451(6).

4. On November 21, 2025, the Division issued a Request for Information (RFI) letter to RESPONDENT, seeking her response to the allegations in the Statement of Fact and documentation that she distributed financial documents from June 2025-October 2025 to the board, with response due by December 8, 2025.

5. On December 9, 2025, the Division issued a second Request for Information (RFI) letter to RESPONDENT, noting her lack of response to the prior letter and reiterating the need for response, with new due date of December 16, 2025.

6. On December 23, 2025, the Division issued a third Request for Information (RFI) letter to RESPONDENT, noting her lack of response to the prior letters and reiterating the need for response, with new due date of December 31, 2025.

7. On January 2, 2026, the Division issued a fourth Request for Information (RFI) letter to RESPONDENT, noting her lack of response to the prior letters and reiterating the need for response, with new due date of January 9,2026.

8. On January 13, 2026, the Division issued a fifth Request for Information (RFI) letter to RESPONDENT, noting her lack of response to the prior letters and reiterating the need for response, with new due date of January 28, 2026.

9. On January 27, 2026, the Division's investigator exchanged emails with COMPLAINANT confirming that 1200 Riverside Drive Community Association still has not received any further financial records from RESPONDENT.

10. On January 29, 2026, the Division sent RESPONDENT a NRS 233B letter via certified mail indicating that through its investigation it obtained sufficient evidence to commence disciplinary action by filing a complaint for disciplinary action before the Commission.

11. On March 16, 2026, Gloria "Jeannie" Redinger, Supervising Community Manager for Kenyon and Associates sent the Division a series of four emails, attaching five sets of financial statements for 1200 Riverside Drive Community Association and two sets of board attachments.

VIOLATIONS OF LAW AS ALLEGED IN THE COMPLAINT

1. RESPONDENT violated NAC 116.451(6) pursuant to NRS 116A.630(1)(a) by failing to uphold her fiduciary responsibilities to her client 1200 Riverside Drive Community Association, when she failed to timely provide monthly financial records or to provide missing financial records documents to the board upon their requests for same.

2. RESPONDENT violated NAC 116.451(6) pursuant to NRS 116A.630(1)(b) by repeatedly failing to exercise ordinary and reasonable care in the performance of her community manager duties to 1200 Riverside Drive Community Association when she failed to timely provide monthly financial records or to provide missing financial records documents to the board upon their requests for same.

3. RESPONDENT violated NRS 116A.640(2) by impeding the Division's investigation by failing to timely comply with multiple requests from the Division to provide a response and documents pursuant its investigation.

4. RESPONDENT violated NAC 116A.355(2)(f) pursuant to NRS 116A.630(10) by failing to cooperate with the Division's investigation when she failed to timely comply with multiple requests from the Division to provide a response and documents pursuant its investigation.

PROPOSED SETTLEMENT AGREEMENT

In an effort to avoid the time and expense of litigating these issues before the Commission, RESPONDENT does not admit, but also agrees to waive her right to contest, the above factual allegations and violations of law, as alleged in the Complaint. The parties desire to compromise and settle the instant controversy upon the following terms and conditions:

1. The RESPONDENT agrees to pay the Division a total amount of Twelve Thousand Three Hundred Ninety Nine Dollars and zero cents ($12,399.00) ("Amount Due"), consisting of $8,000.00 in administrative fines imposed by the Division, and the Division's pre-hearing costs and fees in the amount of $4,399.00.

a. The Amount Due shall be payable to the Division in twelve monthly

installments of $1,033.25, with first payment installment payable thirty (30) days after the effective date of the order approving this settlement.

2. RESPONDENT agrees to complete six (6) hours of additional continuing education, including at least three (3) hours on the topics of "communications and/or management" and at least three (3) hours on the topics of "time management and/or mental health." This continuing education will not count for any of RESPONDENT'S regular continuing education requirements and must be completed within six (6) months from the date of the order approving this Stipulation, with proof of completion supplied to the Division.

3. RESPONDENT and the Division agree that by entering into this Stipulation, the Division does not concede any defense or mitigation that the RESPONDENT may have otherwise asserted and that once this Stipulation is approved and fully performed, the Division will close its file in this matter.

4. RESPONDENT agrees and understands that by entering into this Stipulation, RESPONDENT is waiving her right to a hearing at which she might otherwise present evidence in her defense, her right to a written decision on the merits of the complaint, her rights to reconsideration and/or rehearing, appeal and/or judicial review, and all other rights which may be accorded by the Nevada Administrative Procedure Act, the Nevada Common-Interest Communities and Condominium Hotels statutes and accompanying regulations, and the federal and state Constitutions. The RESPONDENT understands that this Agreement and other documentation may be subject to public records laws. The Commission members who review this matter for approval of this Stipulation may be the same members who ultimately hear, consider, and decide the Complaint if this Stipulation is either not approved by the Commission or is not timely performed by the RESPONDENT. The RESPONDENT fully understands that she has the right to be represented by legal counsel in this matter at her own expense.

5. Each party shall bear their own attorney's fees and costs, ***except*** as the Division's Attorney's pre-hearing costs and attorney's fees, as provided above.

6. Approval of Stipulation. Once executed, this Stipulation will be filed with the Commission and will be placed on the agenda for approval at its next public meeting. The Division will recommend to the Commission approval of the Stipulation. RESPONDENT agrees that the Commission may approve, reject, or suggest amendments to this Stipulation that must be accepted or rejected by RESPONDENT before any amendment is effective.

7. Withdrawal of Stipulation. If the Commission rejects this Stipulation or suggests amendments unacceptable to the RESPONDENT, the RESPONDENT may withdraw from this Stipulation, and the Division may pursue its Complaint before the Commission. This Stipulation then shall become null and void and unenforceable in any manner against either party.

8. Release. In consideration of the execution of this Stipulation, Association and RESPONDENT for herself, her heirs, executors, administrators, successors, and assigns, hereby releases, remises, and forever discharges the State of Nevada, the Department of Business and Industry, and the Division, and each of their respective members, agents, employees, and counsel in their individual and representative capacities, from any and all manner of actions, causes of action, suits, debts, judgments, executions, claims, and demands whatsoever, known and unknown, in law or equity, that RESPONDENT ever had, now has, may have, or claim to have against any or all of the persons or entities named in this section, arising out of or by reason of the Division's investigation of this action, this disciplinary action, and all matters related thereto.

9. Indemnification. RESPONDENT hereby agrees to indemnify and hold harmless the State of Nevada, the Department of Business and Industry, Petitioner, the Division, and each of their respective members, agents, employees, and counsel, in their individual and representative capacities, against any and all claims, suits, and actions brought against said persons and/or entities by reason of the Division's investigation, this disciplinary action, and all other matters relating thereto, and against any and all expenses, damages, and costs, including court costs and attorney fees, which may be

sustained by the persons and/or entities named in this section as a result of said claims, suits, and actions.

10. Default. In the event of default of any of the above terms by RESPONDENT, the RESPONDENT agrees that the Division may, at its option, rescind this Stipulation and Order and proceed with prosecuting this Complaint before the Commission. RESPONDENT further agrees that, upon Default, all of her active licenses, permits and certificates issued by the Division shall be immediately suspended, and the unpaid balance of the administrative fine and costs, together with any attorney's fees and costs that may have been assessed, shall be due in full to the Division within ten calendar days of the date of default. Debt collection actions for unpaid monetary assessments in this case may be instituted by the Division or its assignee. RESPONDENT agrees that the foregoing suspensions shall continue until the unpaid monetary assessments are paid in full.

11. RESPONDENT confirms that she has signed and dated this Stipulation only after reading and fully understanding all terms herein.

DATED this 6th day of October, 2026.

By: /s/ Theresa M. Kenyon
THERESA M. KENYON
Respondent

DATED this 7th day of OCTOBER, 2026.

NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY, REAL ESTATE DIVISION

By: _____
SHARATH CHANDRA
Administrator

Approved as to form:

AARON D. FORD
Attorney General

By: /s/ Phil W. Su
PHIL W. SU (Bar No. 10450)
Senior Deputy Attorney General

ORDER APPROVING STIPULATION

Case No. 2025-946

The Stipulation for Settlement of Disciplinary Action having come before the COMMISSION FOR COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS, DEPARTMENT OF BUSINESS AND INDUSTRY STATE OF NEVADA, during its regular agenda on September 8, 2026, and the Commission being fully apprised in the premises, and good cause appearing,

IT IS ORDERED that the above Stipulation for Settlement of Disciplinary Action is approved in full.

Dated: this 9th day of October, 2026.

COMMISSION FOR COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS DEPARTMENT OF BUSINESS AND INDUSTRY STATE OF NEVADA

By: _____
JUNE HEYDARIAN
CHAIRWOMAN

Submitted by:
AARON D. FORD
Attorney General of Nevada

By: /s/ Phil W. Su
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