BEFORE THE COMMISSION FOR COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

STATE OF NEVADA

SHARATH CHANDRA, Administrator, REAL ESTATE DIVISION, DEPARTMENT OF BUSINESS & INDUSTRY, STATE OF NEVADA, Petitioner, vs. SANTA BARBARA VILLAGE HOMEOWNERS ASSOCIATION, (Entity No. C6798-1983), Respondent.	Case No. 2025-653

FILED

OCT 09 2026

NEVADA COMMISSION FOR COMMON INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

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ORDER FROM SEPTEMBER 9, 2026, HEARING

The above-captioned matter came on for hearing before the Commission for Common-Interest Communities and Condominium Hotels, State of Nevada (the "Commission"), on Wednesday, September 9, 2026. (the "Hearing") Respondent SANTA BARBARA VILLAGE HOMEOWNERS ASSOCIATION, ("RESPONDENT ASSOCIATION") appeared by and through its community manager, Leah Wickline, of Varalino Community Management. ("CAM Wickline"). William C. Peper, Deputy Attorney General with the Nevada Attorney General's Office, appeared on behalf of the Real Estate Division of the Department of Business and Industry, State of Nevada (the "Division").

This matter had been continued through an oral request for continuance, made by CAM Wickline, at the Commission's hearing stack on June 11, 2026, which request for continuance to the present hearing stack dated September 8, 9 and 10, 2026, had been granted by the Commission.

The parties agreed to stipulate to the Division's exhibits, Bates-stamped CICCH 001 – 072, and RESPONDENT ASSOCIATION'S exhibits, marked as Exhibit A, and

Exhibit B, with attachments.

RESPONDENT ASSOCIATION did not submit an Answer to the Division's Complaint, but instead, tendered an unsigned letter, purportedly on behalf of the board of directors of the association. The unsigned letter was placed in the record. The matter proceeded as a contested case, with the Division calling as witnesses Mr. Robert Towle, an investigator with the Division, and Ms. Maria Gallo, the commission coordinator. For the Nevada Real Estate Division. RESPONDENT ASSOCIATION did not call any witnesses; however, Ms.. Wickline gave an opening statement, and proceeded to answer questions and other inquiries from Commission members.

FINDINGS OF FACT

Based on a preponderance of the evidence in the record and the documents admitted at the Hearing, the Commission hereby finds that the following factual allegations were proven:

JURISDICTION AND NOTICE

During all relevant times, RESPONDENT SANTA BARBARA VILLAGE HOMEOWNERS ASSOCIATION, Entity Number C6798-1983, is, and has been a common-interest community located in North Las Vegas, Nevada, and that RESPONDENT ASSOCIATION is subject to the provisions of Chapter 116 of both the Nevada Revised Statutes ("NRS") and the Nevada Administrative Code ("NAC") (hereinafter collectively referred to as "NRS 116"), pursuant to the provisions of NRS 116.750.

FACTUAL ALLEGATIONS

1. RESPONDENT ASSOCIATION, Entity Number C6798-1983, consists of forty (40) condominium units in a common interest community located in North Las Vegas, Nevada.

2. On August 19, 2025, Robert E. Sult, a unit owner within RESPONDENT ASSOCIATION, filed an Intervention Affidavit ("Affidavit") with the Division.

3. The Affidavit set forth several allegations, including an allegation RESPONDENT ASSOCIATION had failed to maintain its corporate registration with the State of Nevada, and that RESPONDENT ASSOCIATION was, as to damage to unit owners' roofs, which consisted of common elements, improperly requiring those unit owners to negotiate and pay for damage to roofs and other common elements, as well as interior damage caused by the exterior leak matters, before obtaining, if at all, possible future reimbursement.

4. The Affidavit also set forth other allegations either not relevant to the Division's alleged statutory violations here or otherwise resolved before the time of the filing of this Complaint.

5. On behalf of the Division, and during the Division's investigation, Investigator Kathryn Null requested responsive information as to the Complainant's allegations and received a response on October 16, 2025, from the CAM Wickline of Varalino Community Management, who noted that the RESPONDENT ASSOCIATION had its corporate status revoked with the Nevada Secretary of State's office, but that a recent application for reinstatement had been filed, but rejected.

6. RESPONDENT ASSOCIATION has recently corrected the violation concerning the revoked corporate status of the RESPONDENT ASSOCIATION, also referenced in an email to the Division on January 29, 2026, and therefore, this issue is now deemed satisfactorily resolved for purposes of the Division's alleged statutory violations against RESPONDENT ASSOCIATION.

7. On November 18, 2025, the Division sent a letter requesting information to CAM Wickline and to the two named board members, Janet Cook-Denman and Christopher Covington, seeking documents and other responses to unresolved issues indicating violations of the Nevada Revised Statutes, Chapter 116.

8. On November 26, 2025, CAM Wickline responded to further questions from Investigator Towle regarding who was responsible for roof leak repairs, and the status and number of affected units; none of the responses acknowledged that the RESPONDENT

ASSOCIATION bore responsibility for repairs of the common elements. CAM Wickline also noted that the re-registration was in process, despite the November rejection.

9. On January 14, 2026, CAM Wickline provided further comments in response to investigator questions regarding how many units were damaged; how many were repaired and reimbursed, and what authority did the RESPONDENT ASSOCIATION rely upon to base or otherwise justify its decision to transfer the duty of repair onto individual unit owners. CAM Wickline did not dispute that the individual owners were left to make their own repairs and had to seek subsequent reimbursement.

10. On January 26, 2026, The Division sent to RESPONDENT ASSOCIATION, care of CAM Wickline and Varalino Community Management, an NRS 233B letter, via Certified Mail, notifying the RESPONDENT ASSOCIATION that the Division had obtained sufficient evidence, referencing alleged violations of NRS 116.3103(1), and NRS 116.3107(1), to commence disciplinary action by filing a complaint as a result of its investigations.

CONCLUSIONS OF LAW

Based on the foregoing factual findings and upon a preponderance of the evidence, the Commission hereby finds that the following violation of law occurred:

1. RESPONDENT ASSOCIATION violated NRS 116.3107 by failing to provide for the maintenance, repair and replacement of common elements in connection with recent roofing and related damage affecting four units within the RESPONDENT ASSOCIATION.

ORDER

The Commission, being fully apprised in the premises and good cause appearing, ORDERS as follows:

1. RESPONDENT ASSOCIATION shall pay the Division a total amount of $3,837.61, which consists of the Division's prehearing costs and attorney's fees only, and no administrative fine. in equal installments for 12 months, in the amount of $319.80, until the total amount is paid in full.

2. RESPONDENT ASSOCIATION must also establish and adopt guidelines as follows:

Draft and approve a standard operating procedure, to be adopted by the board of directors within 60 days of the date of this Order, to include the timeline of the procedures that would be required for repairs the Association assumes responsibility for as to an interior portion of a unit, and the process that the Association will follow, start to finish, including the reimbursement timeline and that the Association will pay those repair costs.

IT IS SO ORDERED.

Dated: October 8 2026.

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

By: _____
JUNE HEYDARIAN, COMMISSION CHAIR

Submitted by:

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