JOE LOMBARDO
Governor

STATE OF NEVADA

DR. KRISTOPHER SANCHEZ
Director

SHARATH CHANDRA
Administrator

CHARVEZ FOGER
Deputy Administrator

CHARVEZ FOGER
Interim Ombudsman

DEPARTMENT OF BUSINESS AND INDUSTRY

REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

NOTICE & AGENDA OF PUBLIC MEETING

OF THE

NEVADA COMMISSION FOR COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

SEPTEMBER 8-10, 2026

The Nevada Commission for Common-Interest Communities and Condominium Hotels will conduct a meeting **TUESDAY, SEPTEMBER 8, 2026, beginning at 9:00 a.m. and each day thereafter at 9:00 a.m. through THURSDAY, SEPTEMBER 10, 2026, or until the Commission concludes its business at the following locations:**

SEPTEMBER 8-10, 2026 @ 9:00 AM
NEVADA STATE BUSINESS CENTER
3300 WEST SAHARA AVENUE
4TH FLOOR, NEVADA ROOM
LAS VEGAS, NEVADA 89102

SEPTEMBER 8-10, 2026 @ 9:00 AM
WITH VIDEO CONFERENCING TO:
DIVISION OF INSURANCE
1818 COLLEGE PARKWAY, SUITE 103A
CARSON CITY, NEVADA 89706

CE credit will be available to licensees who have pre-registered on the Division's website. In-person seating will be limited based on room capacity. Members of the public can listen to the meeting and participate during the agenda items designated for public comment by video or telephone.

TEAMS LINK

TUESDAY, SEPTEMBER 8, 2026

1-775-321-6111	**PHONE ID: 352 180 693#**
MEETING LINK	**MEETING ID: 282 410 909 416 437** **PASSCODE: j48xu3mk**

WEDNESDAY SEPTEMBER 9, 2026

1-775-321-6111	**PHONE ID: 731 424 601#**
MEETING LINK	**MEETING ID: 264 090 767 309 201** **PASSCODE: pp6NU9N9**

THURSDAY SEPTEMBER 10, 2026

1-775-321-6111	**PHONE ID: 284 165 311#**
MEETING LINK	**MEETING ID: 279 133 235 584 384** **PASSCODE: sR2Zc6zi**

STACKED AGENDA: Below is the agenda of all items scheduled to be considered. Unless otherwise noted, items may be taken out of the order at the discretion of the Chair. Items may also be combined for consideration or pulled or removed from the agenda at any time. Individuals who have business before the Commission are solely responsible for ensuring they are present when their item is heard. Pursuant to NRS 241.030 the Commission may conduct a closed meeting to consider the character, alleged misconduct, professional competence, or physical or mental health of an individual.

In accordance with NRS 233B.061(4), the Regulation Workshop (Day 1) and the Final Adoption Hearing (Day 2) are independent proceedings and shall be held on separate, sequential, calendar days.

PUBLIC COMMENT: Public Comment may be limited to three minutes per person at the discretion of the Chair. The Commission may only act on those items identified as potential action items. Written public comment may be submitted by email to Maria Gallo, Commission Coordinator, at mgallo@red.nv.gov.

NOTICE: 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).

Reasonable efforts will be made to assist and accommodate individuals with physical disabilities who wish to attend the meeting. Please contact Maria Gallo at (702) 486-4074 in advance, so appropriate accommodations can be provided.

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 that is not listed on the agenda. Comments may not be made regarding matters that are or may become the subject of a formal complaint before the Commission. Comment may not be limited based on viewpoint. Individuals who desire to submit written testimony should submit it to the Commission Coordinator.
   If you are participating by phone and wish to provide public comment, press *5 to raise your hand. Hosting staff will recognize you when it is your turn to speak. You may also press *6 to unmute yourself and state your name.
   If you are attending by video, click on the raise hand emoji to indicate that you would like to give public comment. Hosting staff will recognize you or you can unmute yourself and state your name.

   PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.

   Note that under NAC 116.575, not less than five (5) working days before a hearing, RESPONDENT must provide to the Division a copy of all reasonably available documents that are reasonably anticipated to be used to support their position, and a list of witnesses RESPONDENT intends to call at the time of the hearing. Failure to provide any document or to list a witness may result in the document or witness being excluded from RESPONDENT'S defense.

3) **REGULATION WORKSHOP FOR PROPOSED CHANGES TO NAC 116 and NAC 116A LCB FILE NO. R091-25 ON SEPTEMBER 8, 2026 @ 9:00 A.M.:**

Workshop by the Commission for Common-Interest Communities and Condominium Hotels to receive comments regarding proposed changes to NAC 116 and 116A, including, but not limited to:

- Definition of Health Safety Welfare violations and process for imposition of such violations
- Revises the process for Division investigation of complaints of alleged violations
- Set education requirements for Temporary Community Manager certificate holders to apply for a Community Manager certificate
- Establishes process for submitting petition for rulemaking for consideration by the Administrator
- Increases amount of subsidy available by Division for mediation proceedings facilitated through the Alternative Dispute Resolution program
- Revises requirements for submission of complaints of alleged violations against Community Managers
- Definition of the terms 'classroom' and 'live instruction'
- Establishes criteria for the transfer of association records after termination or assignment of the management contract
- Removes the term 'baseline funding'
- Regulation regarding the review and adoption of a reserve study.

Public comment will be opened during the regulation workshop following the reading of each section. Additional public comment may be made at the conclusion of the workshop regarding the regulation workshop as a whole.

If you are participating by phone and wish to provide public comment, press *5 to raise your hand. Hosting staff will recognize you when it is your turn to speak. You may also press *6 to unmute yourself and state your name.

If you are attending by video, click on the raise hand emoji to indicate that you would like to give public comment. Hosting staff will recognize you or you can unmute yourself and state your name.

4) **FOR POSSIBLE ACTION AND DECISION: PUBLIC HEARING FOR THE ADOPTION OF LCB FILE NO. R091-25 ON SEPTEMBER 9, 2026 @ 9:00 A.M.:**

Public Adoption hearing by the Nevada Commission of Common-Interest Communities and Condominium Hotels to receive comments regarding proposed regulations known as LCB File No. R091-25 including, but not limited to, the following:

- Definition of Health Safety Welfare violations and process for imposition of such violations
- Revises the process for Division investigation of complaints of alleged violations
- Set education requirements for Temporary Community Manager certificate holders to apply for a Community Manager certificate
- Establishes process for submitting petition for rulemaking for consideration by the Administrator
- Increases amount of subsidy available by Division for mediation proceedings facilitated through the Alternative Dispute Resolution program
- Revises requirements for submission of complaints of alleged violations against Community Managers
- Definition of the term77 'classroom' and 'live instruction'
- Establishes criteria for the transfer of association records after termination or assignment of the management contract

- Removes the term 'baseline funding'
- Regulation regarding the review and adoption of a reserve study.

Public comment will be open during the regulation adoption hearing at the beginning and again at the conclusion of the hearing
If you are participating by phone and wish to provide public comment, press *5 to raise your hand. Hosting staff will recognize you when it is your turn to speak. You may also press *6 to unmute yourself and state your name.
If you are attending by video, click on the raise hand emoji to indicate that you would like to give public comment. Hosting staff will recognize you or you can unmute yourself and state your name.

5) FOR POSSIBLE ACTION: DISCUSSION AND DECISION REGARDING RESPONDENT'S MOTION FOR REHEARING OR RECONSIDERATION:

A) NRED v. Kelly Evers, for possible action
Case No. 2025-526
Type of Respondent: Board Member

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

A) NRED v. Robindale/Tamarus Homeowner's Association, for possible action
Case No. 2025-612
Type of Respondent: Homeowners Association

B) NRED v. Silver State Condominium Owners' Association, Inc., for possible action
Case No. 2024-106
Type of Respondent: Homeowners Association

C) NRED v. Bradford Place Community Association Inc. Janice Armstead, Carmen Fuentes, and Stephany Marron, for possible action
Case No. 2026-366
Type of Respondent: Homeowners Association and Board Members

D) NRED v. Theresa M. Kenyon, for possible action
Case No. 2025-946
Type of Respondent: Community Manager
License No. CAM.0001064-SUPR (ACTIVE)

E) NRED v. Las Vegas Motorcoach Resort Owners Association, for possible action
Case No. 2024-454
Type of Respondent: Homeowners Association

F) NRED v. Santa Barbara Village Homeowners Association, for possible action
Case No. 2025-653
Type of Respondent: Homeowners Association

7) COMMISSION/DIVISION BUSINESS:

A) Discussion regarding Administrator's Report.
B) Discussion regarding Licensee and Board Member Discipline.
C) Discussion regarding Ombudsman's Summary Report.
D) Discussion regarding CIC Compliance Caseload Report and Summary.

E) Discussion regarding Commissioners' Speaking Engagement Requests.
F) For possible action: Discussion, Nomination Election of Officers for FY27 Pursuant to NRS 116.610.
G) Discussion regarding the State of Nevada Controller's Office Debt Collection Process for fines issued by the Commission.
H) For possible action: Discussion and Decision to Approve Minutes of the June 9-11, 2026, Meetings.

8) FOR POSSIBLE ACTION: FOR DISCUSSION AND DECISION ON DATE, TIME, PLACE, AND AGENDA ITEMS FOR UPCOMING MEETING(S) INCLUDING SETTING THE MEETING CALENDAR FOR 2027.

9) PUBLIC COMMENT:

Members of the public are encouraged to address the Commission regarding any matter. However, no action may be taken on a matter that is not listed on the agenda. Comments may not be made regarding matters that are or may become the subject of a formal complaint before the Commission. Comment may not be limited based on viewpoint. Individuals who desire to submit written testimony should submit it to the Commission Coordinator.

If you are participating by phone and wish to provide public comment, press *5 to raise your hand. Hosting staff will recognize you when it is your turn to speak. You may also press *6 to unmute yourself and state your name.

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PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.

10) 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 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

Las Vegas Realtors - LVR
6360 S. Rainbow Blvd
Las Vegas, Nevada 89118

Nevada State Library
100 Stewart Street
Carson City, Nevada 89710

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

Community Association Institute
Nevada Chapter
1930 Village Center Circle Box 3-344
Las Vegas, Nevada 89134

Nevada Public Notice Website
www.notice.nv.gov

CONTACT FOR SUPPORTING MATERIALS FOR LISTED AGENDA ITEMS:

Maria Gallo
Commission Coordinator
Nevada Real Estate Division
3300 W. Sahara Ave., Suite 350
Las Vegas, Nevada 89102
Phone#: 702-486-4074
Fax#: 702-486-4275
Email: mgallo@red.nv.gov