STEVE SISOLAK
*Governor*

STATE OF NEVADA

TERRY REYNOLDS
*Director*

SHARATH CHANDRA
*Administrator*

DEPARTMENT OF BUSINESS AND INDUSTRY
**REAL ESTATE DIVISION**
3300 W. Sahara Avenue, Suite 350
Las Vegas, Nevada 89102
(702) 486-4606 Fax (702) 486-4067
E-mail: kvaladez@red.nv.gov
www.red.nv.gov

# NOTICE & AGENDA OF PUBLIC MEETING

OF THE

NEVADA COMMISSION FOR COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

## OCTOBER 27-29, 2020

The Nevada Commission for Common-Interest Communities and Condominium Hotels meeting **beginning on TUESDAY, OCTOBER 27, 2020 9:00 a.m. through THURSDAY, OCTOBER 29, 2020 or until the Commission concludes its business. Members of the public can listen to the meeting and participate during the agenda items designated for public comment by telephone.**

**DIAL-IN NUMBER: (844) 621-3956**

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| **TUESDAY, OCTOBER 27, 2020** | **MEETING NUMBER ACCESS CODE: 146 747 1420**<br>**MEETING PASSWORD: 75596662** |
| **WEDNESDAY, OCTOBER 28, 2020** | **MEETING NUMBER ACCESS CODE: 146 358 3813**<br>**MEETING PASSWORD: 79486622** |
| **THURSDAY, OCTOBER 29, 2020** | **MEETING NUMBER ACCESS CODE: 146 816 5796**<br>**MEETING PASSWORD: 62284756** |

**PUBLIC NOTICE:** Pursuant to Section 1 of the Declaration of Emergency Directive 006 ("Directive 006"), the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate has been suspended. Moreover, pursuant to Section 3 of Directive 006, the requirements contained in NRS 241.020(4)(a) that public notice agendas be posted at physical locations within the State of Nevada has likewise been suspended. See, http://gov.nv.gov/uploadedFiles/govnewnvgov/Content/News/Emergency_Orders/2020/DeclarationofEmergencyDirective006reOML.3-21-20.pdf.

**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 by the discretion of

the Chair. Items may also be combined for consideration or 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. Pursuant to NRS 241.030 the Commission may conduct a closed meeting to consider the character, allegations of misconduct, professional competence, or physical and mental health of a person.

**PUBLIC COMMENT:** Public Comment may be limited to three minutes per person at the discretion of the Chair. The Commission may only take action on those items denoted as potential action items. To provide public testimony by telephone during the agenda items designated for public comment, members of the public may call any time after 8:30 a.m. on October 27-29, 2020 or until the Commission concludes its business. Members of the public may submit written public comment by email to Kelly Valadez, Commission Coordinator, at kvaladez@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).

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

3) **REGULATION WORKSHOP FOR PROPOSED CHANGES TO NAC 116 & 116B ON OCTOBER 27, 2020 @ 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 116B, including, but not limited to:
   - Updating regulations relating to the Guide to Homeowners' Associations and Other Common Interest Realty Associations.
   - Revising provisions relating to the fee for preparation of certificate for resale of a unit.
   - Revising provisions relating to the fees and costs for collection of past due obligations of unit's owners.
   - Providing other matters properly relating thereto.

4) **RESPONDENT ROSARIO OROZCO PETITION FOR RECONSIDERATION OF COMMISSION FINE: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:**
   A) NRED v. Rosario Orozco, for possible action
      Case Nos. 2014-3723 & 2014-3453
      Type of Respondent: Community Manager
      License#: CAM.0007435 (INACTIVE)

5) **DISCIPLINARY ACTION: HEARINGS AND POSSIBLE ACTION BY THE COMMISSION:**

A) NRED v. The Colony, Alan, Mehr, Allen Nichols, and Marc Morger, for possible action
Case No. 2018-1058
Type of Respondent: Board Members

B) NRED v. Belcourt Owners Association, Angela Berliner, Marcia Creamer, Jesse Zambrano and John Carter, for possible action
Case No. 2018-172
Type of Respondent: Board Members

C) NRED v. Eldora Plaza, Inc. Barbara Jackson and Amalia Dominguez, for possible action
Case No. 2017-2476
Type of Respondent: Board Members

D) NRED v. Sherryl Baca, for possible action
Case No. 2018-660 and 2018-812
Type of Respondent: CAM.0001439-SUPR (ACTIVE)

E) NRED v. Desert Garden Homeowners Association, Inc., Daniel Wright, Larry Hawker, Dawson Smith, and Bradley Shultis, for possible action
Case No. 2019-852
Type of Respondent: Board Members

F) NRED v. James Melvin Fennell
Case No. 2019-1083
Type of Respondent: CAM.0009222-PROV (INACTIVE)

6) **DIVISION BUSINESS:**

A) Administrator's report.
B) Ombudsman's reports on:
1. Intervention Affidavits;
2. Informal Conferences;
3. Number and Types of Associations Registered Within the State;
4. Auditor's Report;
5. Alternative Dispute Resolution Program;
6. Education and Training Officers' Reports; and
7. Compliance Section Report.

C) Licensee and board member discipline report.

7) **COMMISSION BUSINESS: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:**

A) For possible action: Discussion and decision on proposed changes, additions and deletions to NAC 116 and NAC 116B including but not limited to review of public comment from the regulation workshop held October 27, 2020.
B) Discussion regarding the State of Nevada Controller's Office debt collection process for fines issued by the Commission.
C) Discussion regarding Commissioners' speaking engagement requests.
D) For possible action: Discussion and decision to approve minutes of the August 4-5, 2020 Commission meeting.

8) **FOR POSSIBLE ACTION: DISCUSSION AND DECISION ON DATE, TIME, PLACE, AND AGENDA ITEMS FOR UPCOMING MEETING(S) INCLUDING SETTING THE MEETING CALENDAR FOR 2021.**

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. 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 IT TO THE COMMISSION COORDINATOR. ***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 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.
7260 W. Azure Dr. #140-123
Las Vegas, Nevada 89130

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:**

Kelly Valadez
Commission Coordinator
Nevada Real Estate Division
3300 W. Sahara Ave., Suite 350
Las Vegas, Nevada 89102
Phone#: 702-486-4606
Fax#: 702-486-4067
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