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. CLEARACRE CONDOMINIUM HOMEOWNERS ASSOCIATION (Entity Number C6070-1982), Respondent.	Case No. 2024-137

FILED

SEP 19 2024

NEVADA COMMISSION FOR COMMON INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

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ORDER

This matter came on for hearing before the Commission for Common-Interest Communities and Condominium Hotels, State of Nevada (the "Commission") during a regular agenda set on a three-day stack beginning at 9:00 a.m. on September 10, 2024 (the "Hearing."). Sophie A. Karadanis, with Leach Kern Gruchow Song, appeared on behalf of Clearacre Condominium Homeowners Association ("RESPONDENT") with Community Association Manager ("CAM") Maria Pinto (CAM.0007413-SUPR), Association Director of Associa Sierra North, Joe Lopez (ASSN.0000946-BOD), and board members Director, Barbara Poole, Treasurer, Yau Lau, and newly appointed Director, Will Roberts. Christal P. Keegan, 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").

Since the RESPONDENT admitted to all the Division's factual allegations in its Response to Complaint for Disciplinary Action filed August 30, 2024, and as represented at the Hearing admitted to the violations of law, except for violations of law numbered 40 and 41 in the Complaint filed July 22, 2024, the attorneys presented limited testimony regarding: NRS 116.31153 for failing to demonstrate two approved signers on its checks,

and NAC 116.405(5) for failing to provide the Division with the requested items to confirm the appropriate approval process for funds disbursement. The parties stipulated to the Division's documents CICC 000001-000268, and Respondent's Exhibits 1-13.

ORDER

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

1. That the matter at present with the information submitted to be taken under advisement and any decision be deferred until the December 3-5, 2024 Commission docket at which time either party would be able to continue with the hearing or work towards a settlement to present to the Commission at that time.

2. The Commission retains jurisdiction for correcting any errors that may have occurred in the drafting and issuance of this document.

DATED this 19th day of September, 2024.

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

By: _____
PHYLLIS TOMASSO
CHAIRWOMAN

Submitted by:

AARON D. FORD
Attorney General

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