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. Rancho San Juan Homeowners Association, Christopher Seckler, Sebastian Mayo, and Cesar Valdez, Respondents.	Case No. 2021-161

FILED
JUL 25 2024
NEVADA COMMISSION FOR COMMON INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

ORDER FROM JUNE 11, 2024, STATUS CHECK

The above-captioned matter came before the Commission for Common-Interest Communities and Condominium Hotels, State of Nevada (the "Commission"), for a status check during its regularly scheduled meeting on June 11, 2024. RESPONDENT ASSOCIATION Rancho San Juan Homeowners Association ("RESPONDENT ASSOCIATION") was represented by attorney Patrick Orme, Esq. Phil W. Su, Esq., Senior 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").

Attorney Su directed the Commission's attention to documents provided by Ms. Combs-Smith, including financial records from January 2023 through March 2024; an estimate from Kelleher Davis Contracting for repair of the clubhouse; and a change order for a community lighting plan submitted by Innovative Systems Group. Mr. Orme provided additional updates regarding the RESPONDENT ASSOCIATION'S ongoing efforts to seek out past-due assessments from its residents and to rebuild its reserves. The community pool remains closed pending necessary work on the clubhouse.

After discussion and deliberations, and for good cause appearing, the Commission ordered the following.

1. RESPONDENT ASSOCIATION, by and through its representative(s), is ordered to attend the Commission's December 2024 meeting stack, beginning on December 3, 2024, to provide a further status update regarding its financial status and the status of the clubhouse repairs.

2. At least ten (10) days prior to the start of the December 2024 meeting stack, RESPONDENT ASSOCIATION shall provide to the Division copies of any updated financial records, including, but not limited to, any required audits for FY 2023 and/or 2024.

3. Except as otherwise expressly stated herein, all provisions of any prior Orders shall remain in full force and effect.

IT IS SO ORDERED.

Dated: July 25th, 2024.

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

By: _____
CHAIRWOMAN OF THE COMMISSION

Submitted by:

AARON D. FORD
Attorney General

By: */s/ Phil W. Su*
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