LITCHFIELD CAVO LLP
ATTORNEYS AT LAW

WRITER'S ADDRESS:
3993 Howard Hughes Parkway, Suite 100
Las Vegas, NV 89169
T (702) 949-3100
F (702) 916-1776

Marisa A. Pocci, Esq.
Email: [redacted]

April 30, 2026

Via Email
mgallo@red.nv.gov

FILED
APR 30 2026
NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS
mgallo

Maria Gallo
Commission Coordinator
Department of Business & Industry
Real Estate Division
Common-Interest Communities and Condominium Hotels
3300 W. Sahara Avenue, Suite 325
Las Vegas, NV 89102

Re: Case No. 2025-217 (El Parque HOA)

Dear Ms. Gallo,

The HOA board, with the assistance of the HOA's property manager, has been working to comply with the Order that was previously issued in the above-referenced matter by the Commission for Common-Interest Communities and Condominium Hotels ("Commission"), dated December 19, 2025. At present, the three active board members have either completed or are working to complete their required classes. As such, we would like to respectfully request an extension through June 30, 2026 for the board members to complete their classes. Please allow this correspondence to serve as our formal request for an extension to be placed on the June 2026 hearing agenda. This request is being made in order to avoid a motion to show cause for breach of the Order, in light of the HOA's good faith efforts to comply with the Order.

At this time, the HOA is current in making its monthly installment payments under the Order, and the HOA intends to continue making timely payments. In addition, the HOA's property manager is continuing to work with outside vendors regarding the handling of the necessary audits. As for the HOA board members' status of completion of the required classes, following is the most recent update that we received this week from the HOA's property manager:

* All attorneys in the Nevada office are licensed to practice law in Nevada. Attorneys that work for the firm in other states are not licensed in Nevada and generally will not perform legal work on Nevada matters. If any of the firm's attorneys that are not admitted in Nevada do perform legal work on a Nevada matter, the firm will disclose the identity of that attorney and the legal work that will be performed by that attorney.

- One board member (Val) has completed all of her classes. As of this week, she had one certificate. The other certificates are pending. We have requested to be provided with copies of all certificates.

- Another board member (Sandie) has completed two classes, and she is registered to attend the final class on May 5. As she was not able to get into this last class before month end, we respectfully request an extension for her to complete this final class for which she is registered. She has not received any of her certificates yet, but we requested to receive copies once she has them.

- The third active board member (Jessie) has been out of the country and was unable to complete classes while out of the country. Now that he has just returned from Mexico, he is working on getting his classes registered and completed. We respectfully request an extension for him to complete his classes now that he is back in the country.

- The HOA board and property manager have not received any response from the final board member (Dora). Given the fact that this board member has fallen completely silent, the HOA currently anticipates that this board member may resign in lieu of completing the required classes. As such, it is not anticipated that this board member will remain on the board to complete her classes. However, in the event that this member does remain on the board, the HOA respectfully requests the same extension of time for her to complete her classes.

- In addition, there was a new board member elected in March 2026 who was not on the board at the time when the prior Order was issued. The HOA's property manager has advised that this new board member has not responded to any communication at all regarding the HOA. As such, it appears to the HOA that this board member has reconsidered his decision to run for the board, and it is anticipated that he will not be taking his seat on the board. We had previously asked NRED whether this new member needed to complete the classes; however, as he has not taken his place on the board, we do not anticipate that he will be on the board going forward. In the event that this situation changes, the HOA would respectfully request an extension of time for this new board member to complete his classes.

It remains the HOA's intention to work with NRED in order to ensure that the terms set forth in the Order are met on behalf of the HOA. Efforts are continuing for the HOA board members to complete their classes; however, additional time would be appreciated to enable the necessary classes to be completed. For these reasons, the HOA respectfully requests an extension of time that is approximately 60 days past the current deadline for the board members to complete their classes.

Should you have any questions or wish to discuss this matter further, please do not hesitate to contact the undersigned.

Respectfully submitted,

/s/ Marisa A. Pocci

Marisa A. Pocci, Esq.

MAP/hr

cc. Christal Park Keegan (*cpkeegan@red.nv.gov*)
Senior Deputy Attorney
State of Nevada
Department of Business & Industry
Real Estate Division - Common-Interest Communities
1818 E. College Parkway, Suite 110
Carson City, Nevada 89706-7986

cc. Leah Wickline [redacted]
Community Manager
Varalino Community Management