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NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

From: Jean
To: Maria Gallo
Subject: Nevada Commission for Common-Interest Communities - Public comment for June 10, 2026
Date: Wednesday, June 10, 2026 10:29:11 AM

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Good morning Ms. Gallo,

I provided public comment during the June 10, 2026 meeting of the Nevada Commission for Common-Interest Communities and Condominium Hotels. Please accept the attached written public comment for inclusion in the record of the June 10, 2026 proceedings and the June 9–11, 2026 Commission meeting.

The comments relate to the regulation workshop discussion concerning investigations of alleged violations, health and safety violations, and transfer of association records.

Thank you for your assistance.

Respectfully,

Jean Coquilla

Good morning Commissioners.

My name is Jean Coquilla.

As a homeowner and someone involved in managing family properties located in Nevada and California, many of which are within common-interest communities, I have had the opportunity to observe a variety of interactions involving homeowners, associations, management companies, and compliance matters.

I would like to offer comments regarding the Division's investigation of alleged violations.

As discussions continue regarding enforcement procedures, I respectfully encourage consideration of the role that communication, documentation, and verification play in resolving disputes between homeowners and associations.

Many enforcement matters involve more than a simple question of whether a violation exists. In some situations, homeowners may believe a condition was corrected, photographs or documentation were submitted, communications occurred, payments were made, or compliance was achieved. Associations and homeowners may sometimes have different understandings regarding the status of a matter.

In some cases, disputed violation balances may grow to substantial amounts even when homeowners believe corrective actions have been completed, documentation has been submitted, or communications indicate that a matter may have been resolved. Such situations underscore the importance of careful investigation, documentation review, communication, and verification of all relevant facts.

For that reason, clear investigative procedures are important.

An effective investigation process should help ensure that all relevant information is considered, including communications between the parties, photographs, compliance documentation, payment records, hearing records, and other evidence that may assist in determining what occurred.

I also encourage consideration of procedures that promote transparency during the investigative process. Homeowners should understand what information is being reviewed, what issues remain in dispute, and what documentation may be needed to resolve those disputes.

Clear investigative standards can benefit everyone involved. They help homeowners understand the process, assist associations in presenting information consistently, and support confidence in the Division's decisions.

In many cases, disputes may arise not from intentional misconduct, but from misunderstandings, incomplete records, missed communications, or differing interpretations regarding whether a condition has been corrected or a matter has been resolved.

For that reason, I believe investigative procedures should emphasize accuracy, documentation, communication, and verification whenever possible.

The goal should be to ensure that enforcement actions are based upon complete and reliable information and that all parties have confidence that relevant evidence has been fairly considered.

I also encourage consideration of how investigative procedures address situations

involving record transfers between management companies, account reconciliations, submitted compliance documentation, and homeowner requests for clarification.

In some cases, homeowners may submit photographs, proof of corrective action, payment records, correspondence, or other documentation and may not receive confirmation regarding whether the information was received, reviewed, or accepted. This can lead to confusion regarding the status of a matter and whether additional action is required.

Investigative procedures may also benefit from consideration of situations involving transferred records, disputed account balances, unresolved requests for information, or questions regarding whether a violation has already been corrected. In such cases, the availability and review of complete records can be critical to reaching an accurate determination.

I also encourage consideration of the distinction between conditions that present an actual health, safety, or welfare concern and those involving ordinary covenant compliance issues. Clear standards can help ensure that enforcement actions are applied consistently and that all parties understand the basis for a determination.

Thank you for your time and consideration.

Jean Coquilla