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NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

**From:** Paul De La Cruz
**To:** Community Insights E-Subsrcibers
**Cc:** Shareece N. Bates; NRED Administration
**Subject:** Re: Notice of Workshop for Proposed Regulations for NAC 116 and 116A
**Date:** Wednesday, February 11, 2026 6:58:58 PM

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Thank you for the opportunity to comment. My name is Paul DeLaCruz, and I'm speaking as a Nevada homeowner who supports the majority of the proposed changes in LCB File R091-25.

These updates meaningfully strengthen transparency and accountability in HOA governance. The improvements to management-company contracts — including full fee disclosure, clear scopes of work, spending limits, and mandatory record transfer within 30 days — close long-standing loopholes that have harmed homeowners across the state. The requirement for advance notice before a management change is a simple but powerful protection that keeps owners informed and prevents surprise transitions.

The reserve-study reforms are also a major step forward. Eliminating baseline funding and requiring a detailed 30-year projection reduces the risk of sudden special assessments and forces boards to plan responsibly.

I also support the clearer definition of "imminent threat," which prevents misuse of health-and-safety language while still allowing enforcement of true hazards. And the improved complaint procedures for community-manager misconduct bring needed fairness and transparency to the process.

Overall, this regulation package is a strong, pro-homeowner step toward transparency, accountability, and responsible governance. Thank you for your work on these reforms.

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**From:** Community Insights E-Subsrcibers <COMMUNITYINSIGHTS@[redacted]> on behalf of Shareece N. Bates [redacted]>
**Sent:** Wednesday, February 11, 2026 5:17 PM
**To:** COMMUNITYINSIGHTS@[redacted]
<COMMUNITYINSIGHTS@[redacted]>
**Subject:** Notice of Workshop for Proposed Regulations for NAC 116 and 116A

Hello everyone,