STATE OF NEVADA

JOE LOMBARDO
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Director

PERRY FAIGIN
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Deputy Directors

DEPARTMENT OF BUSINESS AND INDUSTRY
OFFICE OF THE DIRECTOR

NOTICE & AGENDA OF PUBLIC MEETING

OF THE
NEVADA COMMON-INTEREST COMMUNITIES TASK FORCE

July 29, 2026

The Nevada Common-Interest Communities Task Force meeting scheduled

Wednesday, July 29, 2026, at 11:00 a.m. Members of the public may attend the meeting and participate virtually or by phone during the agenda item designated for public comment.

TEAMS MEETING LINK: MEETING LINK

MEETING ID: 261 774 471 659 414 **PASSCODE: xf3L8uG6**

DIAL-IN NUMBER: (775) 321-6111 **PHONE CONFERENCE ID: 498 708 347#**

STACKED AGENDA: Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda by the discretion of the Chair. Items may also be combined for consideration or pulled or removed from the agenda at any time. Persons who have business before the Task Force are solely responsible for seeing that they are present when their business is conducted.

1) INTRODUCTIONS:

A) Call to order and roll call, establish quorum.

2) PUBLIC COMMENT:

Public comment may be limited to three minutes per person at the discretion of the Chair. Members of the public are encouraged to address the Task Force regarding any matter. However, no action may be taken on a matter. Comment may not be limited based on viewpoint. Persons who desire to submit written testimony should submit it to PublicComments@red.nv.gov.

Anyone participating over the phone that wishes to provide public comment should press *5 on your phone to raise your hand and hosting staff will recognize that you would like to give public comment, or you can press *6 to unmute yourself and state your name.

If you are attending by video, click on the raise hand emoji to indicate that you would like to give public comment and hosting staff will recognize you or you can unmute yourself and state your name for the record.

NOTICE: Reasonable efforts will be made to assist and accommodate individuals who require additional assistance. Please contact Leticia Chavez at (702) 486-5355, at least 24 hours prior to the meeting so appropriate accommodations can be provided.

3) PRESENTATION, DISCUSSION AND POSSIBLE ACTION ITEM:

(A) Evaluating Financial Pressures in Common-Interest Communities

a. Increasing HOA Assessments and Fees

b. Rising Insurance Costs

c. Lender and Financing Requirements

- Guest Speakers – Matthew Portteus, Michael Buckley

(B) Strategies to Address Board Member Vacancies

a. Board Member Liability Concerns

b. Term Limits

c. Education and Training Opportunities

d. Compensation for Board Members

(C) Community Management Companies

a. Regulatory Gap

b. Regulatory Jurisdiction and Oversight

c. Case Study of Appraisal Management Companies ("AMC's") and Potential Parallels

- Guest Speaker(s) – Ken Williams, Jason Hoorn with contributing speaker, Timothy O'Brian

4) DISCUSSION AND POSSIBLE ACTION ITEMS:

A) For discussion: CIC Task Force Overview Report

B) For possible action: Discussion and decision to approve minutes of April 14, 2026, Task Force meeting.

5) PUBLIC COMMENT:
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6) ADJOURNMENT

THIS NOTICE HAS BEEN POSTED AT THE FOLLOWING LOCATIONS:

Nevada Real Estate Division
1818 College Parkway, Ste. 110
Carson City, Nevada 89706
www.red.nv.gov

Nevada State Business Center
3300 W. Sahara Avenue
Las Vegas, Nevada 89102

Nevada Association of Realtors
760 Margrave Drive, Ste. 200
Reno, Nevada 89502

Sierra Nevada Association of Realtors
300 South Curry Street, Ste. 3
Carson City, Nevada 89703

Elko Board of Realtors
557 W. Silver Street, Ste. 201B
Elko, Nevada 89801

Las Vegas Realtors – LVR
6360 S. Rainbow Blvd.
Las Vegas, Nevada 89118

Nevada State Library
100 Stewart Street
Carson City, Nevada 89710

Community Associations Institute
Nevada Chapter
1930 Village Center Circle
Las Vegas, Nevada 89134

Reno/Sparks Association of Realtors
5650 Riggins Court, Ste. 200
Reno, Nevada 89502

Nevada Public Notice Website
www.notice.nv.gov

CONTACT FOR SUPPORTING MATERIALS FOR LISTED AGENDA ITEMS:
Leticia Chavez
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Department of Business and Industry
2300 W. Sahara Avenue, Suite 770
Las Vegas, NV 89102
Phone: (702) 486-5355
Email: Leticia.Chavez@business.nv.gov