

KENNY C. GUINN
Governor

GAIL J. ANDERSON
Administrator

SYDNEY H. WICKLIFFE,
C.P.A.
Director



**DEPARTMENT OF BUSINESS
AND INDUSTRY
REAL ESTATE DIVISION**
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**NOTICE & AGENDA OF PUBLIC
MEETING**

**OF THE
NEVADA COMMISSION FOR COMMON-INTEREST COMMUNITIES**

AUGUST 22-24, 2006

**The Nevada Commission for Common-Interest Communities
will conduct a meeting at the following locations:**

AUGUST 22 & 23, 2006

**CARSON CITY, NEVADA
LEGISLATIVE BUILDING
401 SOUTH CARSON STREET
ROOM 4100
CARSON CITY, NV 89701**

AUGUST 24, 2006

**CARSON CITY, NEVADA
LEGISLATIVE BUILDING
401 SOUTH CARSON STREET
ROOM 3137
CARSON CITY, NV 89701**

VIDEO-CONFERENCED & ON THE LCB WEBSITE

AUGUST 22 & 23, 2006

**LAS VEGAS, NEVADA
SAWYER BUILDING
555 E. WASHINGTON AVENUE
ROOM 4401
LAS VEGAS, NEVADA 89101**

AUGUST 24, 2006

**LAS VEGAS, NEVADA
SAWYER BUILDING
555 E. WASHINGTON AVENUE
ROOM 4412
LAS VEGAS, NEVADA 89101**

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 at the discretion of the Chairperson. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted.

Public Comment may be limited to five minutes per person at the discretion of the Chairperson.

NOTICE: Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call Sandra Richards at (702) 486-4480, prior to the meeting so arrangements may be conveniently made.

*** Denotes Potential Action Item**

1*	08/22/06 8:30 am	Commission/Division Business	<p>a. Introduction of Commissioners in attendance.</p> <p>b. Introduction of Division Staff in attendance.</p>
2*	08/22/06 9:00 am	Regulation Workshop	The Real Estate Division will conduct a workshop to receive public comments on proposed regulations known as LCB File No. R142-06
3*	08/22/06 10:30 am	Regulation Workshop	The Real Estate Division will conduct a workshop to receive public comments on proposed regulations known as LCB File No. R145-06
4*	08/22/06 1:30 pm	Adoption Hearing	<p>Hearing to adopt proposed regulations known as LCB File No. R205-05. Discussion and possible action on topics which may include, but not be limited to the following:</p> <ul style="list-style-type: none"> ➤ Prescribing the requirements for the preparation and presentation of financial statements of an association; ➤ Prescribing the requirements for the auditing or reviewing of financial statements of an association; ➤ Allowing an executive board to create an association committee under certain circumstances; ➤ Requiring a limited-purpose association to comply with certain requirements; ➤ Exempting certain classes and related costs from constituting a gift, reward or other item of value; ➤ Limiting the amount that certain persons may receive as gifts, rewards or other items of value; ➤ Requiring such persons to report such gifts; ➤ Revising the requirements for provisional community managers and supervising community managers; and ➤ Providing other matters properly relating thereto.
5*		License Denial Appeal	<p>1. NRED v. Evans, Darlene File No. N-CAM-LDA-07-001</p> <p>2. NRED v. DeSwardt, Heila File No. N-CAM-LDA-07-002</p>
6*		Commission/Division Business	<p>1) Discussion regarding Division reports on:</p> <ul style="list-style-type: none"> a) Personnel b) Intervention caseload. c) Homeowner Associations d) Alternative Dispute Resolution Program e) Notice Of Sales f) Contracted Education Seminars g) Licensing Statistics for Fiscal Year 2006 h) Intervention Program Procedures <p>2) Discussion and possible action to approve minutes of the May 16, 2006 Commission meeting.</p> <p>3) Discussion regarding Disciplinary Report.</p> <p>4) Discussion regarding the Compliance Section's current caseload report</p> <p>5) Discussion regarding Administrative Sanction Report.</p> <p>6) Discussion regarding Attorney General's case status report.</p> <p>7) Discussion concerning the preliminary budget closing report for FY 2006 (ended June 30, 2006).</p> <p>8) Discussion and possible action regarding proposed changes to NRS 116 and 116A for the 2007 Legislative Session.</p> <p>9) Discussion and possible action regarding license denial appeal procedures and notices pursuant to NAC 116.150.</p>

		<p>10) Discussion and possible action on proposed changes, additions and deletions to NAC Chapter 116, including review of public comments from the regulation workshop held August 22, 2006, regarding LCB File No. R142-06 (Administrative Law Judge program).</p> <p>11) Discussion and possible action regarding proposed Administrative Law Judge program, including but not limited to the Commission’s process for interviewing and selecting ALJs.</p> <p>12) Discussion and possible action on proposed changes, additions and deletions to NAC Chapter 116, including review of public comments from the regulation workshop held August 22, 2006, regarding LCB File No. R145-06 (Reserve Study Specialist).</p> <p>13) Discussion and possible action regarding Commissioner’s attendance at the Association of Real Estate License Law Officials (ARELLO) conference September 24-27, 2006 in San Antonio, Texas.</p> <p>14) Discussion and possible action regarding Financial Institution Division regulation File No. R-111-06, concerning collection activities and federally funded insured financial institutions.</p> <p>15) Discussion and possible action concerning a temporary regulation, including but not limited to a reduction in the unit fees paid by registered homeowner associations and clarification of “purchaser” as used in NRS 116.4109.</p> <p>16) Discussion and possible action regarding a Commission Advisory Opinion concerning NRS 116.31175.</p> <p>17) Discussion regarding future Commissioner Training.</p> <p>18) DISCUSSION AND POSSIBLE ACTION ON DATE, TIME, PLACE, AND AGENDA ITEMS FOR UPCOMING MEETINGS.</p> <p>19) Commissioner Comments.</p> <p>20) Election of Officers for Fiscal Year 2007.</p>
7*	<p>EDUCATION: CONSENT AGENDA The Commission will take action on all of the items on the consent agenda unless a member of the Commission, the Attorney General’s Office, Division staff or the public wishes to speak in regard to a certain item, in which case the Commission may, in its discretion, pull the item from the consent agenda.</p> <p>Commission may take the following actions: 1. Change designation of any of the following courses; OR 2. Approve, disapprove any of the following courses for the amount of hours requested, recommended or any amount they deem appropriate.</p>	<p style="text-align: center;"><u>CONSENT AGENDA</u> <u>CONTINUING EDUCATION</u> <u>COURSES:</u></p> <p>1. CAMEO, Inc. “Managing a Property in a CIC – Property Management vs. Community Management and the Issues” Request: 3 Hours Nevada Law Classroom</p> <p>2. Lorman Business Center, Inc. “Establishing and Operating Homeowner’s Associations: Understanding the Legal Issues” Request: 7 Hours General Classroom</p>

8*		<p>EDUCATION: DISCUSSION AGENDA The Commission may take the following actions:</p> <ol style="list-style-type: none"> 1. To change designation of any of the following courses; OR 2. To approve, disapprove any of the following courses for the amount of hours requested, recommended or any amount they deem appropriate. 	<p style="text-align: center;"><u>DISCUSSION AGENDA:</u> <u>CONTINUING EDUCATION</u> <u>COURSES</u></p> <ol style="list-style-type: none"> 3. Community Association Solutions “Ethics & Human Resources in HOA’s” Request: 3 Hours Nevada Law Classroom 4. Community Association Solutions “NAC – Full Overview of NAC 116 Administrative Code” Request: 3 Hours Nevada Law Classroom 5. Community Association Solutions “Other State of Nevada Laws other than 116 in the CIC” Request: 3 Hours Nevada Law Classroom 6. Community Association Solutions “Contracts in the HOA – What the Manager Needs to Know” Request: 3 Hours Nevada Law Classroom 7. Community Association Solutions “Mediation – Arbitration in the CIC” Request: 3 Hours Nevada Law Classroom 8. Community Association Solutions “Re-sales & Disclosure in the CIC” Request: 3 Hours Nevada Law Classroom 9. Community Association Solutions “Federal Laws & the US Constitution & the HOA” Request: 3 Hours Nevada Law Classroom

9*		<p>Public Comment:</p>	<p>MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER.</p> <p>NO COMMENTS MAY BE MADE REGARDING A MATTER THAT IS OR MAY BE THE SUBJECT OF A FORMAL COMPLAINT BEFORE THE COMMISSION.</p> <p><i>Public comment may be limited to five minutes per person at the discretion of the chairperson.</i></p>
10*		Adjournment	

THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 9:00 A.M. ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:

NV Real Estate Division
788 Fairview Drive, Suite 200
Carson City, NV 89701-5453

NV Real Estate Division
2501 E. Sahara Avenue, #102
Las Vegas, NV 89104-4137

NV Association of REALTORS
760 Margrave Drive, Ste. 200
Reno, NV 89502

Sierra Nevada Association of REALTORS
300 South Curry St., #3
Carson City, NV 89703

Elko Board of REALTORS
557 W. Silver Street
Suite #201 B
Elko, NV 89801

Greater Las Vegas
Association of REALTORS
1750 East Sahara Avenue
Las Vegas, NV 89104

Reno/Sparks Association
of REALTORS
5650 Riggins Court
Reno, NV 89502

Incline Village Board
of REALTORS
924 Incline Way, Suite 1
Incline Village, NV 89452

Nevada State Library
100 Stewart Street
Carson City, NV 89710

Community Associations Institute - Nevada Chapter
6135 Harrison # 3
Las Vegas, NV 89120

CAMEO, Inc.
4435 S. Eastern Avenue
Las Vegas, NV 89119

**State of Nevada
Dept. of Business & Industry
Nevada Real Estate Division
INTERNET PAGE:
<http://www.red.nv.us>**