

KENNY C. GUINN
Governor

GAIL J. ANDERSON
Administrator

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



**DEPARTMENT OF BUSINESS
AND INDUSTRY
REAL ESTATE DIVISION**
2501 E. Sahara Avenue, Suite 102
Las Vegas, NV 89104
(702) 486-4480 Fax (702) 486-4520
E-mail: ljpierson@red.state.nv.us

FIRST AMENDED AGENDA

**NOTICE & AGENDA OF PUBLIC
MEETING**

OF THE

NEVADA COMMISSION FOR COMMON-INTEREST COMMUNITIES

JANUARY 17-20, 2006

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

TUESDAY JANUARY 17, 2006 BEGINNING AT 1:30 P.M.

WORKSHOP ON REGULATIONS PERTAINING TO NAC 116

VIDEO-CONFERENCED & ON THE LCB WEBSITE

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

**CARSON CITY, NEVADA
LEGISLATIVE COUNCIL BUREAU
401 SOUTH CARSON STREET
ROOM V3143
CARSON CITY, NV 89701**

WEDNESDAY, JANUARY 18, 2006 BEGINNING AT 8:30 A.M.

THIS MEETING WILL NOT BE VIDEO-CONFERENCED

**LAS VEGAS, NEVADA
SAWYER BUILDING
555 E. WASHINGTON AVENUE
ROOM 1100
Las Vegas, NV 89101**

THURSDAY, JANUARY 19, 2006 BEGINNING AT 8:30 A.M.

VIDEO-CONFERENCED & ON THE LCB WEBSITE

**LAS VEGAS, NEVADA
SAWYER BUILDING**

**CARSON CITY, NEVADA
LEGISLATIVE COUNCIL BUREAU**

555 E. WASHINGTON AVENUE
 ROOM 4412
 LAS VEGAS, NV 89101

401 SOUTH CARSON STREET
 ROOM V3143
 CARSON CITY, NV 89701

FRIDAY, JANUARY 20, 2006 BEGINNING AT 8:30 A.M.

VIDEO-CONFERENCED & ON THE LCB WEBSITE

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

CARSON CITY, NEVADA
 LEGISLATIVE COUNCIL BUREAU
 401 SOUTH CARSON STREET
 ROOM V2134
 CARSON CITY, NV 89701

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 Linda Pierson at (702) 486-4480, prior to the meeting so arrangements may be conveniently made.

*** Denotes potential action item**

1 *	01/17/06 @ 1:30 p.m.	Commission/Division Business	<ul style="list-style-type: none"> a. Introduction of Commissioners in attendance. b. Introduction of Division Staff in attendance.
2		Regulation Workshop	The Real Estate Division will conduct a workshop to receive public comments on proposed regulations known as LCB File No. R205-05.
3*	1/18/06 @ 8:30 a.m.	DISCIPLINARY ACTION	<ul style="list-style-type: none"> 1. NRED v. Barrows, Donna Case No. S05-12-14-195 Type of Respondent: Community Association Manager 2. NRED v. Kelly, Thomas Case No. S05-03-07-298 Type of Respondent: Community Association Manager 3. NRED v. Executive Board of the Sky Ranch Estates, Conlan, Michael D., McMahan, Kevin, Vanderveen, Jackie, Clark, Elaine M., Nead, Robert L. Case No., IS-1158 Type of Respondents: Members of Executive Board 4. NRED v. Wild, Diane Case No. S05-05-15-380 Type of Respondent: Community Association Manager 5. NRED v. Platinum Community Services Case No. S05-06-10-404 Type of Respondent: Property Manager 6. NRED v. Giles, Bill Case No. S05-08-42-082 Type of Respondent: Board President

			<p>7. NRED v. Castle, Joanna Case No. S04-06-26-330 Type of Respondent: Community Association Manager</p> <p>8. NRED v. Peters, Fred Case No. S05-10—37-136 Type of Respondent: Member of Executive Board- Regency Towers</p> <p>9. NRED v. Pivaroff, Gwen Case No. S05-10-36-135 Type of Respondent: Member of Executive Board- Regency Towers</p> <p>10. NRED v McDonald, Gerald Case No. S06-07-32-032 Type of Respondent: Unlicensed Activity</p>
4*		License Denial Appeals:	<p>1. NRED v McDonald, Gerald Case No. S06-07-32-032</p>
5*		Petition To Reconsider Commission's Order	<p>1. NRED v Bitsky, Joseph Case No. S05-10-23-122</p>

**Commission/Division
Business**

- a) Discussion and possible action to approve minutes for November 15, 2005 Commission meeting.
- b) Discussion regarding Disciplinary Report.
- c) Discussion regarding Administrative Sanction Report.
- d) Discussion regarding Attorney General's case status report.
- e) Discussion regarding status of implementation of the Alternate Dispute Resolution Subsidy Program.
- f) Discussion regarding the Compliance Section's current caseload report.
- g) Discussion and possible action regarding Division draft guidelines for unlicensed assistance
- h) Discussion regarding Division report on:
 - 1) Personnel
 - 2) Summary of the following reports:
 - a) Intervention caseload.
 - b) Homeowner Associations
 - c) Alternative Dispute Resolution
 - d) ADR Subsidy process
 - e) Notice Of Sales
 - f) Certified Public Managers Program
 - g) Ombudsman's seminars
 - h) Implementation of provisional status for Community Managers.
- i) Discussion and possible action on proposed changes, additions and deletions to NAC Chapter 116, LCB R-205-05, including review of public comments from regulation workshop held January 17, 2006.
- j) Presentation by Chairman Buckley on
 - 1. Letter to Financial Institutions Division
 - 2. Presentation to Legislative Commission on November 16, 2005
 - 3. Presentation by Chairman Buckley and Administrator Gail Anderson to the California Legislative committee on November 17, 2005.
- k) Discussion and possible action regarding form of report to Legislature pertaining to NRS 116.665(2)
- l) Discussion regarding implementation of Section 44 of Senate Bill 325 concerning the requirement of an executive board to conduct an audit of the financial statement of the association.
- m) **DISCUSSION AND POSSIBLE ACTION ON DATE, TIME, PLACE AND AGENDA ITEMS FOR UPCOMING MEETINGS.**
- n) Commissioner Comments.

7		Public Comment:	<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>
8*		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

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

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