

STATE OF NEVADA

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 303
Las Vegas, NV 89104
(702) 486-4033 Fax (702) 486-4067
E-mail: jegierer@red.state.nv.us

REVISED AGENDA

**NOTICE & AGENDA OF PUBLIC
MEETING**

OF THE

NEVADA COMMISSION FOR COMMON-INTEREST COMMUNITIES

NOVEMBER 15-16, 2006 @ 8:30 A.M.

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

LAS VEGAS, NEVADA
SAWYER BUILDING
555 E. WASHINGTON AVENUE
4TH FLOOR, ROOM 4412
LAS VEGAS, NEVADA 89101

THIS MEETING WILL NOT BE VIDEO-CONFERENCED

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 Joanne Gierer at (702) 486-4033, ext 222, prior to the meeting so arrangements may be conveniently made.

*** Denotes Potential Action Item**

1. COMMISSION/DIVISION BUSINESS:

- A. SWEARING IN OF COMMISSIONER MARILYN BRAINARD:**
Commissioner Brainard will be sworn in by administration of the Oath of Office.

- B. Introduction of Commissioners in attendance.
- C. Introduction of Division Staff in attendance.
- D. Recognition of Commissioner Jan Porter's contributions to the Common-Interest Communities Commission.

2. 11-15-06 9:00 A.M. ADOPTION HEARING

Hearing by Common-Interest Communities Commission to adopt a proposed regulation known as LCB File No. R142-06. R142-06 is a regulation relating to common-interest communities;

- Providing for the appointment of hearing panels;
- Providing for the procedures of a hearing;
- Providing for the procedures for appealing the decisions of a hearing panel;
- Providing for the procedures of a review hearing;
- Providing for the distribution of costs for the transcription of a hearing;
- Providing circumstances under which the Commission for Common-Interest Communities will not grant a hearing; and
- Providing other matters properly relating thereto.

3* DISCIPLINARY ACTION

1. NRED v. Fenner, Judith
Case No. S05-06-17-157
Type of Respondent: Property Manager
License No. PM.0162605
2. NRED v. Board of Directors of the Las Brisas Homeowners Association: Judy England, Ted Champaign, Don Piete and Ken Beecroft.
Case No. IS-06-1323
Type of Respondents: Board of Directors
3. NRED v. Board of Directors of the Two Crows Homeowners Association: Ron Johlfs and Executive Board; Tom Folland, Jerry Hickman, Richard Roselli and Larry Vladetic.
Case No. IS-06-1323
Type of Respondents: Board of Directors
4. NRED v. Yakubik, Joseph
Case No. S05-07-34-034
Type of Respondent: Property Manager
License No. PM.0148245
5. NRED v. Yakubik, Joseph
Case No. S05-08-01-041
Type of Respondent: Property Manager
License No. PM.0148245

4. COMMISSION/DIVISION BUSINESS

- A) Discussion regarding Division reports on:
 - 1) Statistical Report regarding the Intervention Caseload from 7/1/06-9/30/06
 - 2) Ombudsman's Report on Conferences
 - 3) Statistical Report regarding the Number of Homeowner Associations within the State from 7/1/06-9/30/06
 - 4) Statistical Report regarding the Alternative Dispute Resolution Program from 7/1/06-9/30/06
 - 5) Statistical Report regarding the Notice of Sales from 7/1/06-9/30/06
 - 6) Personnel
 - 7) Status of Administrator's Proposed Temporary Regulation No. T116-01.
- B) *Discussion and possible action to approve minutes of the August 22-23, 2006 Commission meeting.
- C) *Discussion and possible action to approve minutes of the October 17-18, 2006 Commission meeting

- D) Discussion regarding Disciplinary Report.
- E) Discussion regarding the Compliance Section's current caseload report.
- F) Discussion regarding Administrative Sanction Report.
- G) *Discussion and possible action regarding proposed changes to NRS 116 and 116A for the 2007 Legislative Session.
- H) *Discussion and possible action regarding status of regulations known as LCB file No. 145-06 (Reserve Study Specialist).
- I) *Discussion and possible action regarding the implementation of LCB File No. R205-05, which became effective September 18, 2006.
- J) *Discussion and possible action regarding the bonding of community managers.
- K) *Discussion and possible action regarding Commissioners' speaking engagement requests.
- L) *DISCUSSION AND POSSIBLE ACTION ON DATE TIME, PLACE, AND AGENDA ITEMS FOR UPCOMING MEETINGS.
- M) Commissioner Comments.

5* EDUCATION:

The Commission may take the following actions:

1. To change the designation of any of the following courses;
2. To approve or disapprove any of the following courses for the amount of hours requested, recommended or any amount the Commission deems appropriate; or
3. To modify the course content.

CONSENT AGENDA EDUCATION COURSES

NEW COMMUNITY MANAGER'S CONTINUING EDUCATION

1. Canepa Riedy & Rubino
"Annual Meetings, Recalls, Proxies and Quorum Requirements"
Request: 3 Hours Nevada Law Classroom
2. Canepa Riedy & Rubino
"Introduction to Common Interest Communities Law (NRS 116)"
Request: 4 Hours Nevada Law Classroom
3. Canepa Riedy & Rubino
"Roles and Responsibilities of the Executive Board and Community Manager"
Request: 3 Hours General Classroom

NEW COMMUNITY MANAGER'S PRE-CERTIFICATION EDUCATION

4. UNLV - CAMEO
"Community Management 18 Hour Law Certification Course"
Request: 23 Hours Nevada Law Classroom

6. PUBLIC COMMENTS

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER. NO COMMENTS MAY BE MADE REGARDING A MATTER THAT IS OR MAY BE THE SUBJECT OF A FORMAL COMPLAINT BEFORE THE COMMISSION. ***PUBLIC COMMENT MAY BE LIMITED TO FIVE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

7.* 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

State of Nevada

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

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