

## **HOW SERIOUS IS YOUR SIGNATURE ON THE STATEMENT THAT STATES:**

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“I.....certify that I have read and understand, to the best of my ability, the governing documents of the association and the provisions of Chapter 116 of Nevada Revised Statutes (“NRS”) and the Nevada Administrative Code (“NAC”)?”

Nevada is leading the Nation in legislation surrounding our Common Interest Community industry and based on your point of view, this is fortunate or unfortunate. In my opinion it is not something to be very proud of having.

When you purchased a home in your community, you signed a contract with all of the other lot or unit owners in your community. As a community, you agreed to very specific conditions in that contract, knowingly or unknowingly through the documents recorded against the land (each lot and the common area). Serving on the Board now in Nevada carries huge responsibilities and consequences.

Your community may have been operating very successfully for dozens of years, thank you very much, and all of a sudden you have been told to stop operating in a way that you have thought has worked for you for decades. **WHY, for heaven’s sake?**

Members of the board’s in common interest communities in Nevada are required by law to “Keep informed of new developments in the management of a common-interest community through educational courses”. This requirement is detailed in NAC 116.400, which is part of what you, as a Director serving on your Board, were required by law to read and understand to the best of your ability within 90 days of your election or appointment to the Board of Directors. Did you happen to sign this form without complying with the provisions? It will catch up with you, trust me.

Attorneys frequently disagree on what the Nevada laws mean, let alone some of the very poorly drafted documents that were given to the members of the Board and owners to work from in their individual communities.

The State of Nevada Ombudsman’s office holds frequent training sessions, in house, at their facility. They can be reached at 486-4480 to get additional information or you can go to the following website to view their calendar:

[http://www.red.state.nv.us/CIC/Seminars/omb\\_seminars.pdf](http://www.red.state.nv.us/CIC/Seminars/omb_seminars.pdf)

Community Associations Institute, CAI, also has monthly classes for members of the board and homeowners. You can view their calendar at: <http://cai-nevada.org/calendar.asp>

Many of the local law firms have classes regularly where you can go to their seminars and hear what their opinion is of the law. Remember that attorneys, by nature, disagree on issues and you need to find out how your corporate attorney feels about an issue before you head too far down the street towards litigation or arbitration.

To get more information regarding the courses mentioned above, you can contact Sara Barry at [seblv@aol.com](mailto:seblv@aol.com) or (702) 341-5200