



ASHLEY LIVINGSTON, CMCA IS A MEMBER OF THE GRASSROOTS INITIATIVE COMMITTEE AND DIRECTOR OF MANAGEMENT SERVICES WITH LEVEL PROPERTY MANAGEMENT

Taking Back Our Communities

by Ashley Livingston, CMCA

Our call to arms was just wrapping up around this time last year with the close of the 77th Session of the Nevada Legislature.

February through June of 2013, we sought your help in emailing, calling and meeting in person with Nevada legislators to help protect our communities and prevent the passage of detrimental HOA laws.

We have another year before the next onslaught of bills, but we can start laying the groundwork now for a positive 78th Legislative Session.

In advance of the November General Elections, Nevada's Primary Election will be held June 10, 2014. Now is our chance to make sure the candidates chosen to represent your political party and potentially head to Carson City following the Fall elections, are the candidates

who have the best interests of Nevada's communities in mind.

The Grassroots Initiative encourages its fellow industry professionals and homeowners alike to talk to the candidates for office to see where they stand on issues that hit close to home for us.

To view a list of candidates, visit the Election Center at the Nevada Secretary of State's website.

To give you an idea where our current legislators stand, several of whom are running to retain their seats this year, noted below are the bills that the CAI Nevada Legislative Action Committee identified as important to Nevada's communities in the 2013 session, the position taken, and the votes recorded for each of your representatives in Carson City.

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Please note, the majority of the bills discussed went through several revisions before a vote was taken on the final draft and several bills died in a committee before they could make it to the floor for a vote.

To learn more, join us, and/or check in on what your Grassroots Initiative Committee is doing, visit the Grassroots Initiative tab on our CAI Nevada website at www.cai-nevada.org

AB-34 - GRASSROOTS OPPOSED, DIED IN COMMITTEE

– Assembly Bill 34 was sponsored by the Nevada Real Estate Division. We opposed this bill, which would have made workshops illegal, required additional meetings to address maintenance issues in the community, required that all associations hire voting monitors to monitor association elections, and that all associations go out to bid for all goods and services on an annual basis.

AB-121 - GRASSROOTS OPPOSED, DIED IN COMMITTEE

– Assembly Bill 121 was sponsored by Assemblyman Lynn D. Stewart and Assemblyman Pat Hickey. Senators Joseph Hardy and Pete Goicoechea were joint sponsors. We opposed this bill, which would have revised statute provisions regarding campaigns for becoming a member of the Board of Directors and required associations to provide a list of units' owners to candidates.

AB-137 - GRASSROOTS OPPOSED, DIED IN COMMITTEE

– Assembly Bill 137 was sponsored by Assemblyman Paul Aizley and Assemblywoman Dina Neal. We opposed this bill, which would have prevented Associations from requiring a unit owner install landscaping in their backyard.

AB-98 - BILL DEFEATED – Assembly Bill 98 was sponsored by Assemblyman Paul Aizley and Assemblywoman Ellen Spiegel. This bill dealt with the collection of past due assessments. The bill went through several substantial revisions, some of which were supported and some of which were opposed, before the bill was ultimately defeated.

AB-397 - GRASSROOTS OPPOSED, DIED IN COMMITTEE

– Sponsored by Assemblyman Harvey J. Munford and Joseph M. Hogan. We opposed this bill, which would've caused several substantial changes to law, including granting the Nevada Real Estate Administrator authority to issue orders of cease and desist, capping fine amounts at \$2,500, and requiring that boards allow for a comment period before voting on any matter during meetings.

SB-222 - GRASSROOTS OPPOSED, DIED IN COMMITTEE

– Senate Bill 222 was sponsored by Senator Joseph P. Hardy. We opposed this bill which, amongst other things, would have required the audio recording of executive meetings and allowing board meeting access to the general public.

AB-370 - GRASSROOTS OPPOSED, BILL PASSED –

Assembly Bill 370 was sponsored by Assemblyman James Ohrenshcall. We opposed this bill, which modified the arbitration/mediation process and established the Referee Program with the Nevada Real Estate Division.

AB-273 - GRASSROOTS OPPOSED, BILL PASSED –

Assembly Bill 273 was sponsored by Assemblyman Andy Eisen and Jason Frierson. We opposed this bill, which amongst other things, prevents Associations from exercising the right to foreclose while the unit's owner is in mediation with their lender.

SB-280 - GRASSROOTS OPPOSED, BILL PASSED –

Senate Bill 280 was sponsored by Senator Ruben J. Kihuen. We opposed this bill, which dealt with the collection of past due assessments. The bill went through several substantial revisions before the bill ultimately passed into law and resulted in several changes, including the requirement of the sending of the "60 Day Notice" to delinquent owners. ●

See the table of how your representatives voted on the next page.



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How did your representatives vote on bills that mattered to Nevada's Communities?				
	AB-98 (D)	AB-370 (P)	AB-273 (P)	SB-280 (P)
<i>NV State Assembly Members</i>				
Paul Aizley	Yea	Yea	Yea	Yea
Paul Anderson	Yea	Excused	Yea	Yea
Elliot Anderson	Yea	Yea	Yea	Yea
Teresa Benitez-Thompson	Excused	Yea	Yea	Yea
David Bobzien	Yea	Yea	Yea	Yea
Irene Bustamante Adams	Yea	Yea	Yea	Yea
Maggie Carlton	Yea	Yea	Yea	Yea
Richard Carrillo	Yea	Yea	Yea	Yea
Lesley Cohen	Yea	Yea	Yea	Yea
Skip Daly	Yea	Yea	Yea	Yea
Olivia Diaz	Yea	Yea	Yea	Yea
Marilyn Dondero Loop	Yea	Yea	Yea	Yea
Wesley Duncan	Nay	Yea	Yea	Yea
Andy Eisen	Yea	Yea	Yea	Yea
John Ellison	Nay	Yea	Yea	Yea
Michele Fiore	Nay	Yea	Yea	Nay
Lucy Flores	Yea	Yea	Yea	Yea
Jason Frierson	Yea	Yea	Yea	Yea
Tom Grady	Nay	Yea	Yea	Yea
John Hambrick	Nay	Yea	Yea	Yea
Ira Hansen	Yea	Yea	Yea	Yea
Crescent Hardy	Yea	Yea	Yea	Yea
James Healey	Yea	Yea	Yea	Yea
Pat Hickey	Yea	Yea	Yea	Yea
Joseph Hogan	Yea	Yea	Yea	Yea
William Horne	Yea	Yea	Yea	Yea
Marilyn Kirkpatrick	Yea	Yea	Yea	Yea
Randy Kirner	Nay	Yea	Yea	Nay
Peter Livermore	Yea	Yea	Yea	Yea
Andrew Martin	Yea	Yea	Yea	Yea
Harvey Munford	Yea	Yea	Yea	Nay
Dina Neal	Yea	Yea	Yea	Yea

How did your representatives vote on bills that mattered to Nevada's Communities?				
	AB-98 (D)	AB-370 (P)	AB-273 (P)	SB-280 (P)
<i>NV State Assembly Members</i>				
James Ohrenschall	Yea	Yea	Yea	Nay
James Oscarson	Nay	Yea	Yea	Yea
Peggy Pierce	Excused	Excused	Yea	Excused
Ellen Spiegel	Yea	Yea	Yea	Yea
Michael Sprinkle	Yea	Yea	Yea	Yea
Lynn Stewart	Yea	Yea	Yea	Nay
Heidi Swank	Yea	Yea	Yea	Yea
Tyrone Thompson	Absent	Yea	Yea	Yea
Jim Wheeler	Nay	Yea	Yea	Nay
Melissa Woodbury	Nay	Yea	Yea	Yea
<i>Nevada State Senate Members</i>				
Kelvin Atkinson	Yea	Yea	Yea	Yea
Greg Brower	Nay	Yea	Yea	Nay
Barbara Cegavske	Nay	Yea	Yea	Nay
Moises Denis	Yea	Yea	Yea	Yea
Aaron Ford	Yea	Yea	Yea	Yea
Pete Goicoechea	Nay	Yea	Yea	Nay
Donald Gustavson	Nay	Yea	Yea	Nay
Scott Hammond	Nay	Yea	Yea	Nay
Joseph Hardy	Nay	Yea	Yea	Nay
Mark Hutchison	Nay	Yea	Yea	Nay
Justin Jones	Yea	Yea	Yea	Yea
Ben Kieckhefer	Nay	Yea	Yea	Nay
Ruben Kihuen	Yea	Yea	Yea	Yea
Mark Manendo	Yea	Yea	Yea	Yea
David Parks	Yea	Yea	Yea	Yea
Michael Roberson	Nay	Yea	Yea	Nay
Tick Segerblom	Yea	Yea	Yea	Yea
James Settelmeyer	Nay	Yea	Yea	Nay
Debbie Smith	Yea	Yea	Yea	Yea
Pat Spearman	Yea	Yea	Yea	Yea
Joyce Woodhouse	Yea	Yea	Excused	Yea

Northern Nevada Tradeshow Luncheon and 2013 Legislative Update C.E. 0187003, 3 law credits

Date: Thursday July 17 • Location: Peppermill Hotel, South Virginia Street
 Time: Seminar 9:00AM-12:00PM • Tradeshow Luncheon 11:00AM-2:00PM

Our Guest Speaker will be **Paul P. Terry, Jr. Esq.**

DON'T MISS THIS OPPORTUNITY!

You must pre-register at least five days before the class!

Please R.S.V.P. to CAI NV at 702-648-8408 or admin@cai-nevada.org

Class Registration \$20 charge for CAI Members and \$40 charge for Non-CAI Members. You must bring your CAI Membership Card!

No Walk-ins will be accepted!!

CAI must receive your cancellation notice by 5:00 p.m. the night before or you will be billed for the cost of the event.

Register to exhibit!
Raffle Prizes!



Check out www.cai-nevada.org

