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Respectfully submitted by Judith White to: The Senate Committee and any Special Sub-Committees working on the following Subjects:

I am a real estate broker and have been licensed in the State of Nevada since April of 1981. I am Permitted by the State to manage rental property, and have served on several committees at the Greater Las Vegas Board of Realtors over the past years: Quality Control, Property Management Committee, Grievance Committee and the MLS Committee, to name some.

I came to Las Vegas in 1957 when there was less then 50,000 people living here and have been here since then. I have serious concerns about some things happening now. I phoned in responses to some of the proposed bills and taxes and am addressing other matters as follows:

Real Estate Issues:

CAM Certificate (Community Association Management) 30 hours of classes, plus one full day of legal issues, PLUS 1 to 2 years of experience (who is to say how this is meant?) WHY? Why make it mandatory to **bungle management for two years before you take the course to find out the RIGHT WAY** do it in order to get the certificate. Property management for common interest community requirements: regulations: exceptions IE: must establish the qualifications for the issuance of such a cert. Including the education and **experience** required to obtain such a certificate. (Who is qualified to decide what kind of experience fits this bill? This is based on **interpretation of NRS 116.31139.**) Why don't the 30 plus hours of classes prepare us for that job? Working managers took the course with others like me (qualified for other fields of RE endeavor). The managers themselves commented repeatedly that they wish they could have had the class BEFORE the responsibility and the job! I strongly believe that anyone who manages RE should have at least some of the CAM info. If you manage rentals w/in a Common Interest Community you need to know what they are all about or you will have problems fulfilling your job for the rental owner.

We are fortunate in having some excellent teachers who are available for these classes. Both in the northern part of our state and here in the south - Plus several who are willing to go where they are needed! Oh so lucky!

THINK of the grief you Senators would escape dealing with, and the time you would save, if things got done right the **first time in the Associations!** Trial and error can be an expensive education for someone BEFORE they have the information from those classes. Managers who took the classes said so many times!

We are talking about CORPORATIONS. Not little neighborhood gatherings. There is costly MAINTENANCE - items that need **periodic repair or replacement**. These items must be **budgeted for in the Reserve Account**. There is enforcement of the CC&R's that govern these communities. Depending on the size of the community there can be large amounts of **fees/money to use for the betterment and preservation of the community. Records must be kept.** There are **insurance issues** of all kinds. Contractors - Are their licenses current? Do they have the required insurance for themselves? Are they qualified? What about the maintenance of the private streets? What about the pool? The walls?

Some of us who got the PERMIT from the state to manage rental properties a few years back were allowed to challenge the test and see if our experience was acceptable for the title and job. That could be done for the present managers. We are growing as fast as the builders can build. More good, qualified people are needed as managers. Yes, the manager is told what to do by the Board of Directors, *but* keep in mind most of the directors of those boards have only the real estate experience behind them that they got when they bought their home in the community. The manager must have an understanding of the Nevada Statutes that help protect the integrity of these communities. They need to know many facets of management, or who is qualified to call upon for assistance.

VARIOUS TAX INCREASES proposed by Gov. Quinn:

Probably two very serious concerns are the proposed increase property transfer tax, and the possible tax for services. I see this as a death knell to the growth we have had here. I also have reason to feel that it is improperly being handled now. (I would like to talk to someone about this also.) The amount of the increase is ridiculously out of line, if indeed there is a need for it at all.

As for the tax on ANY service – what is proposed is simply a beginning. We must realize that. It opens a door to a place none of wants to think about. Reason and responsibility are two words that might help iron out some wrinkles here proving these proposals are way out of line.

This whole suggested list of increases will destroy the very things that have made this the fastest growing state in our country. If we need money why not a lottery? Others are doing this. Or better yet – cut some of the “bacon” disappearing from the cookie jars! That should easily take care of any additional needs for this giant hand in my pocket book – yours too – provided that the account is responsibly managed and accounted for. There are other ways better then to *take* more of our income. (Fail-safe bookkeeping programs audited every 90 days. *An annual audit by an outside firm might even surprise us by saving money!*) Quit adding more people to suck away the school funds as salaries. Responsible care of financial records just might help KEEP some of the allusive funds that have been slipping away from us. If we need more schools (and Spanish speaking teachers – incidentally WHY? This is the Untied States of America.) I would also like someone to get rid of Mr. Garcia and his exaggerated heavy handed spending and get someone respected in that field to step in.). It would seem to be more cost effective to make the Illegals who are draining our coffers to either start paying taxes like the rest of us or leave our state – AND our country! Do not allow them on welfare or any of our programs paid for by real taxpayers. Why should we have to underwrite people who broke the law to come here in the first place and are breaking it further by not becoming legal citizens? Our police won't arrest or otherwise reprimand the Illegals saying, “It is a Federal matter and not my job!” – Let that policeman move on to another state. He is not protecting ours. Not at all.

FUNDS – MONEY: a responsible Auditing Firm should audit accounts in the future at least quarterly; mandated Annually. (What a nice idea.)

~~RATIONALE~~ For all of the above: If we take RESPONSIBLE CARE of what we have now we will not need the wildly exaggerated tax increases that the governor thinks he was mandated to impose. (Please note: I did not call him MY governor.)

Thank you for being there for us. Nevada is a unique and still growing western state. Please help Nevada keep its strength and individuality. Don't allow it to be taxed out of existence. All of the citizens of this state and, this country, can keep going if we just make sure that anyone who wants to be a part of this stops holding their hand out for freebees and gets to work like the rest of us.

Sincerely and respectfully submitted,

Judith White