



# Laughlin Town Advisory Board

June 8, 2021

## MINUTES

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Board Members: Kathy Ochs – Chair  
Kathleen Hoss – Vice Chair  
Fred Doten  
Hermon Walker  
Pamela Walker

Secretary: Tammy Harris, (702) 298-0828 [tammy.harris@clarkcountynv.gov](mailto:tammy.harris@clarkcountynv.gov)  
South County Liaison: Mark Moskowitz, (702) 298-0828 [mark.moskowitz@clarkcountynv.gov](mailto:mark.moskowitz@clarkcountynv.gov)

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- I. Call to Order by Chair Kathy Ochs, Invocation by Pastor Westly, Pledge of Allegiance led by Pamela Walker.
- II. Public Comment:
- III. Approval of Minutes for May 11, 2021. (For possible action)  
  
Moved by: Hermon Walker  
Action: Approved as written  
Vote: 5-0
- IV. Approval of agenda for June 8, 2021 and hold, combine or delete any items (For possible action)  
  
Moved by: Pamela Walker  
Action: Approved  
Vote: 5-0
- V. Informational Items
  1. Receive a report from Lt. Grant Rogers with Metro Police regarding activity and statistics during the past month and other area crime concerns. (For discussion only)  
  
May 2021 Statistics:  
  
Calls for Service: 371, increased 100.54% from this time last year  
Traffic Citations: 368  
DUIs: 3  
Battery Domestic Violence Arrests: 9

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Bookings: 40  
Juvenile Citations: 1

Lt. Rogers stated it's been a busy month and a lot of future events and training are coming up.

2. Receive a report from Clark County Fire Department regarding calls for service during the past month and other fire prevention issues. (For discussion only)

Fire Captain Scott Taggard provided the May report and stated the numbers are up from last year and they have been busy.

**Statistics May 2021:**

Station 76:  
Total responses: 192

Station 85:  
Total responses: 79  
Total February calls: 271

3. Receive a report from Will Smith with Clark County Water Reclamation District regarding the status of the wastewater system. (For discussion only)

Statistics: May 2021

The Laughlin Water Reclamation Facility treated an average of 1.79 MGD, producing clean water returned to the Colorado River. Flow increase of 650,000 gallons per day from this time last year.

Sewer Service Complaints: None  
Odor Complaints: None  
Call Before You Dig: 3 C.B.Y.D. Laughlin tickets received for May 2021.

Hermon Walker inquired about the impact of the Lake Mead emergency water status on Laughlin. Mr. Smith said that question would be directed to the Big Bend Water District, as for treated water that would have no impact.

4. Receive a report from Jason Bailey with Big Bend Water District regarding the status of the water system. (For discussion only)

May 2021: 298 acre-feet

2021 YTD total diversions: 1,213 acre-feet  
2020 YTD total diversions: 1,231 acre-feet (2020 TOTAL diversions: 3,509 acre-feet)  
2019 YTD total diversions: 1,333 acre-feet (2019 TOTAL diversions: 3,638 acre-feet)

Jason Bailey said the water increases during the hot summer months. There are no major leaks or issues to report.

Mr. Bailey commented on Hermon Walkers question and said it won't affect the water allocation for Laughlin. Last year the Big Bend used approximately 3500 acre feet of water and the allocation is larger than that.

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Hermon Walker asked about water conservation. Mr. Bailey said a recent bill was passed AB 356 and states by 2026 all non-functional grass will be removed. This will not impact single family residents, schools, and parks.

Chair Ochs requested that brochures be left in the circular displays around the lobby area for the public regarding conservation and contact information, and drop some off with the Laughlin Chamber for new resident packets.

5. Receive a report from Parks & Recreation regarding the status of programs and upcoming activities. (For discussion only)

Report read by Chair Ochs.

**Statistics:** May 2021- 9 programs, monthly visits- 240

**Updates:**

- Effective June 1 Clark County returned to pre-pandemic guidelines. That means that restrictions involving capacity limits, social distancing, large gatherings, and limitations on certain social activities are no longer in effect. If you are not vaccinated, we ask that you wear a face mask while visiting Clark County Facilities.
- Programs are as follows:

Monday: Ladderball 9:00 a.m.-11:00 p.m., Cornhole 11:00 a.m.-1:00 p.m., Hand & Foot 1:00-4:00

Tuesday: Knitting/Quilting 9:00 a.m.-11:00 a.m., Pinochle 10:00 a.m.-2:00 p.m.,

Wednesday: Stay Fit Senior 8:30 a.m.-9:30 a.m., Bingo 10:30 a.m.-1:00 p.m., Five Crowns 1:00 p.m.-4:00 p.m. Thursday: Mah Jong 10:00 a.m.-2:00 p.m., Bridge 12:30 p.m.-4:00 p.m.

Contact Info:

Shelly Gulotta, Supervisor

A'Lonn Bilbray, Recreation Specialist

Laughlin Office: (702) 298-3413

6. Receive a report from Hayley Maio University of Nevada Cooperative Extension regarding the status of programs and upcoming activities. (For discussion only)

UNCE Updates:

The community Garden is sprouting and is available public viewing. If you would like to make an appointment you can email Hayley Maio at [hmaio@unr.edu](mailto:hmaio@unr.edu) or by calling (702) 299- 1333. A sign is currently being designed to be displayed at the garden so people are aware of the garden.

A summer camp is being planned by the 4-H in July and will be open to all youth ages 5-18 years.

The Community Based Instructor position is posted and ready for applicants; job posting available on UNR website and Indeed. For more information, email the hiring manager at [hmaio@unr.edu](mailto:hmaio@unr.edu)

7. Receive a report from Jackie Wallin with Laughlin Chamber of Commerce regarding current and upcoming business activities in Laughlin. (For discussion only)

The Laughlin Water Flow Committee is still meeting once a month and sometimes more.

Low flow events have provided the scientist with some opportunities to study the life cycle of the caddisfly,

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study and make application for the black fly and mosquito. June 3<sup>rd</sup> half unit flows were perfect for the river clean-up project on both sides of the river. Resorts worked the areas along their river fronts and volunteers did what they could.

**Chef's Food Fest: June 17<sup>th</sup>, 2021 530pm Aquarius Casino Resort:**  
**Cancelled by Resort Management due to the shortage of staff.**

**Ribbon Cuttings:**

We continue to schedule and perform grand openings, re-openings, and anniversary celebrations with limited attendance.

**Mixers:**

Joint Mixer at Anderson Auto Group Fieldhouse June 22, 2021 430pm – 730pm  
Anyone interested in hosting a mixer is encouraged to schedule one right away while the calendar still has open dates. You will have full support of your event from the chamber and the volunteers.

**Networking and Educating:**

Our breakfast mixers and educational opportunities will be starting back up in July 2021.

**Volunteers in Partnership (VIPS):**

Anyone interested in volunteering for the community and/or working town wide events are encouraged to pick up an application at the chamber and ask questions about volunteer opportunities.

Throw in the Towel for Someone in Need – After donating the leftover water from the water sales fund raising event at the Riverview Mall, the operators of the homeless shelter were asked what their biggest needs were, and they responded immediately with “gently used towels”. The VIPS have started a campaign for collecting towels and donations can be dropped off at the Laughlin Chamber office before July 15<sup>th</sup>.

**Membership:**

Services have increased with additional marketing opportunities, such as newsletters, email blasts, COVID focused resource guide by state in its 62<sup>nd</sup> issue and enhanced social network postings. Notary services available, and NDOW Registered Agent and Fishing License equipment will arrive by the end of the month.

- Total Members – 305
- Laughlin – 28%

**Compliance Partnership:**

Much needed relationships are being cultivated to design an all-inclusive check off and contact list for the following (but not limited to), agencies. It is our hope that we replace the stress of completing and submitting forms with compliance confidence for the promoter, sponsor, and agency. Agency Packets, examples, guidelines, timelines, FAQ and who to call, are the priorities. No one should feel alone when we all have the same goal in mind.

**COVID 19 Partnerships and Events:** Next visit has not been determined.

Raffle ticket for the Laughlin Rotary fund raiser to purchase a new score board at the Laughlin High School. Tickets can be purchased for \$10 at the Laughlin Chamber. There are great prizes and 100% of the money earned will go towards the purchase.

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8. Receive a report from Jackie Wallin with the Laughlin Tourism Commission regarding current and upcoming events and activities. (For discussion only)

**Rockets over the River**

Fireworks Display. KISS 104.9 will air music for the fireworks starting at 9pm, July 4<sup>th</sup>.

July 4, 2021

[Visitlaughlin.com](http://Visitlaughlin.com)

**Best in the Desert Legends UTV International Championships**

Off Road Races

September 9-12, 2021

[www.BITD.com](http://www.BITD.com)

**Best in the Desert Laughlin Desert Classic**

Off Road Races

September 23-26, 2021

[www.BITD.com](http://www.BITD.com)

**World's Toughest Mudder World Championships**

Replaces SPARTAN

<https://toughmudder.com/weekends/worlds-toughest-mudder/>

WTMC - November 13-14, 2021

TM – November 20-21, 2021

**Run Laughlin**

December 5, 2021

<https://runlaughlin.com/>

**SNORE**

December 10-13, 2021

<https://www.snoreracing.net>

Jackie Wallin brought pictures of the billboards that was displayed on the overhead monitors for the audience to see.

Hermon Walker asked about the requested signage that included the Name Laughlin on Interstate 11 and HWY 95. Ms. Wallin said she outlined this issue with Mark Moskowitz during their meeting.

9. Receive a report from Tanya Brown-Wirth with Laughlin Library regarding current and upcoming activities. (For discussion only)

John Holod provided updates for the Library. The Library is open to full capacity. The annual book sale will begin July 30<sup>th</sup> and ending on August 6<sup>th</sup>. Subscription bags will be available to the patrons on a monthly basis. The monthly trivia night will be returning dates and times to be determined. 3-D printing is being offered free of charge. There are some restrictions on the size and the color and the type of item that can be printed. Take and make crafts are still being offered.

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10. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

Chair Ochs asked for past feasibility studies for the event center located on the corner of Thomas Edison and Bruce Woodbury Rd.

VI. Planning & Zoning: None

VII. General Business: None

VIII. Public Comment:

Chair Ochs, Constable Jordan Ross, and others expressed concerns regarding housing conditions and rent increases.

Constable Ross advised residents to be cautious about utility shutoff scams.

Ashlyn Bilbray Sainz provided updates on the current education bills passed by legislation yesterday AB 495 and SB 450. Ms. Sainz announced Laughlin was earmarked \$60 million for a new elementary school to replace Bennett Elementary and a middle school auxiliary Gym at the High School and Principal Dawn Estes will provide additional information at a later date.

Chair Ochs said if anyone has documentation to please submit it because this issue will not end when the meeting ends today.

Written public comments submitted for this agenda will be attached. If you would like to request a copy please contact this office. (702) 298-0828

IX. Next Meeting Date: July 13, 2021

X. Adjournment: 3:40 pm

*These minutes are in draft form and will be formally approved at the July 13, 2021 meeting.  
Any corrections to these minutes will be reflected in the meeting minutes of the August 10, 2021 meeting.*

To listen to the audio recording of the Laughlin Town Advisory Board go to:

<http://www.clarkcountynv.gov/administrative-services/laughlin/Pages/LaughlinTownAdvisoryBoard.aspx>

To see live stream of the Laughlin Town Advisory Board meeting, go to You Tube and in the search bar type:

LaughlinTown as one word. Or use address <https://www.youtube.com/channel/UCWo5ABfxMjLhtQ5keDBhEOQ>

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To Town Hall -

My name is Cassandra Lewis. I am a new resident in Laughlin, NV, still in the process of moving from Las Vegas, NV. Not only do I want to address my concerns about the rent and housing market that is in a crisis with inflating, overpricing that's out-of-control! I also want to go over what I ran into upon leasing an apartment at Crown Point in Laughlin, NV.

I have been a Las Vegas resident for 27 years. I lost my husband last summer to the other big 'C' word, cancer! I wanted to move out as soon as he died last July. But I wasn't ready yet!

I've always wanted to move to Laughlin since we moved to Las Vegas in 1994. But why we never did is because there wasn't opportunity and jobs like in Las Vegas.

Since I became widowed last July 2020. And my VA benefits came through even better than I expected! I decided to finally move to Laughlin! My mom is in a care home in Santa Paula, CA, and has

resided there incapacitated with Alzheimer's dementia for 3 years. And I'm conservator of her person. So I thought that I would reside in Laughlin as an in between place, and bide my time there until my mom goes. Because I need to reside still in southern Nevada or somewhere fairly close enough to get to my mother while her estate is under conservancy. So my plan is to reside in Laughlin while my mom's estate is still under conservancy. As the doctor recently informed me of that she isn't going to be around for that much longer! Until that happens, my goal is to move from Laughlin, NV to Mt. Shasta, CA.

The reasons that I have wanted to live in Laughlin, NV for a long time:

- It's an intricate town on the beautiful Colorado River with beautiful desert scenery.

And → • Cheaper rent.

But when I finally got in the position, and got up to moving to Laughlin, I ran into a rude awakening! For all-of-a-sudden, rent is no longer cheaper than in Las Vegas!

When I checked out Crown Point apartments



last February 2021. The rent was still fairly reasonable. Then when I came back in April to apply for an apartment ahead of time before the lease to my Las Vegas apartment runs out. I was utterly shocked and very disappointed at how the rent got drastically raised all-of-a-sudden in that short amount of time!!! When I took a tour last February in Crown Point. The starting rate for a 2 bedroom was \$895.00 a month. Then when I came back to put in an application in April. The rent for a 2 bedroom all-of-a-sudden got jacked up and raised at the starting rate of \$1,025.00! And when I applied at the leasing office. The best that they were able to do for me was priced at \$1,075.00! I almost passed on it. But decided to take it anyways since I can afford it now. And I took it in desperation to get out of the apartment that I am still currently living in, and to get out of Las Vegas, and be by the River until my mom goes!

But the sudden staggering raise in rent has made me feel like that I might as well had gotten another apartment in Las Vegas instead! This drastic raise in

rent has drastically disappointed me!!! For I was looking forward to having cheaper rent in Laughlin! And I was willing to give up the conveniences that I had in Las Vegas for cheaper rent in Laughlin! Now I'm being charged as much or more for rent to live in Laughlin without having the conveniences that I have been having living in Las Vegas! Laughlin is a nice desert town on the River. But it is in an out-of-the-way place, out in the middle of nowhere! It's still a long ways to get to needed places to go! Making it ridiculous to be matching market pricing to Las Vegas! And of course, Las Vegas has gotten outrageous in their rent and housing market! I've watched the homeless population rise drastically in Las Vegas because of it!

In further speaking of Laughlin being a very inconvenient place to live, and no longer being a cheaper place to live to compensate for it! After signing my lease stating that there was a stackable laundry unit in the patio storage to my apartment. I was really disappointed when the leasing agent handed me a voucher for some discount on my first laundry load in the community

laundromat! I reacted with, 'What!?' And reminded her that the lease said that there is a stackable laundry unit in the patio storage! She said that there wasn't, and that only certain apartments had laundry facilities. When I went into my new apartment. A refrigerator was already provided. And saw where a stackable laundry facility could have easily been provided also! When the Southwest gas man came over. He verified to me that only 3 apartments in the entire complex had washer/dryer laundry facilities in them. And that a new management company just took over. Well, if they are going to be raising rents so insanely high. Then they should upgrade by having laundry units installed in all of the apartment units! Maybe there are 2 community laundromats in the complex. But there is no public laundromat in the town of Laughlin! That the nearest one is across the River in Bullhead City! And I'm rather devastated, and not looking forward to having to haul my laundry to a laundromat again! I haven't had to take my laundry and get quarters to a public laundromat in 24 years!

Another thing that was very disappointing upon moving in to Crown Point is that the

Complex is 'NOT' handicap / wheelchair accessible I'm on disability for being on an oxygenator 24/7, and I have knee pain. Since I decided to lease my apartment ahead of time before my lease goes up on my Las Vegas apartment. So I will be paying rent on 2 apartments for about 3-4 months. Whereas, 6 months ago I would not have been able to afford it. I did it this way now that I can afford it is so that I can move at a more comfortable pace. And be moved into my new Laughlin apartment before the lease goes up on my Las Vegas apartment. So in the meantime while I'm leasing 2 apartments I've been hauling mini loads in my minivan from Las Vegas to Laughlin, until July 22 when I will be having professional movers finish off the moving in. But while I'm hauling things to go in my new apartment. It would sure help if the walkway that leads to my door had a wheelchair ramp so that I didn't have to deal with a curb step!

It was bad enough and traumatic that I lost my husband during a pandemic!!! We were suppose to be still living together in our first owned house in Pahrump, NV by now!

And his sudden death that was a sad unexpected shock threw that out the window!!! And I decided not to proceed to Pahrump because I couldn't find much of anything for rent. And I didn't want to buy my first house without him there! So I thought that Laughlin would be a better option to be by the River, and cheaper rent. And it's bad enough that I already have a sadness with, that when I thought that my husband and I were going to buy our first house in Pahrump? If it turns out that I'm moving to Laughlin alone instead! And then as soon as I decided to move to Laughlin instead. The rents went ridiculously out the roof during a pandemic and hard times?!?!? And when there is a moratorium going on because of it?!?!?!? This is incomprehensible for the housing market to continue to outrageously raise prices all the time!!! Especially during a pandemic resulting in manifold hardships! And when there is a moratorium in place! And rent and housing has been being made more and more inflated, way overpriced, and ~~even~~ more unaffordable, more than enough over the years throughout my lifetime as it is,!!!!!! More than enough

already!!! I never even owned my own house because of the cost of real estate being constantly on the rise!!! It was bad enough that I lost my husband all of a sudden when we were right around the corner from being first time home buyers! Then his sudden death cancelled moving to Pahrump! But for Laughlin to suddenly raise their rent prices way up when I thought that I was going to get cheaper rent was adding insult to the injury! And when no conveniences, upgrades, or amenities came with the sudden raising of rent either!

So I heard that alot of the bad ones from Las Vegas and California have been moving in to Laughlin. Is this the reason why the housing market has gone up too high in Laughlin?!?! It happened again?!?! Where people are fleeing from unaffordable housing, and flocking to areas where it's suppose to be cheaper?!? Only to find that the place that they relocated to just got too expensive to live also because of all the other people moving in trying to get away from where it got too expensive to live?!?!?! This terrible trend has got to STOP!!!

When is the greed bubble going to burst?!?!  
Until over 98% of the population are  
homeless?!?!? And imagine what kind of a  
world that will be with only a few at the  
top being rich, and everyone else being  
poor and homeless?!?!? Well, this is the  
direction that society is heading in if  
something isn't being done about it now!!!!  
Homelessness and poverty have been a social  
disgrace since the 1980's! And it's only been  
getting worse!!! Because of the rate and  
direction that politics, society, and the  
economy have been going in. It's one of  
the major reasons that I made the life  
decision not to have children! There should  
be an economy that works for everybody!!!  
Not just the few at the top!!! The way the  
economy has been going has been leaving  
a lot of people behind and discarded! This  
vicious cycle of too many people ending  
up homeless because they can't afford a  
place to live!!! And because they can't  
afford a place to live, they have to be  
homeless!!! And yet they are not allowed to  
be homeless anywhere as they get kicked  
around and kicked out of places!!! Because the  
homeless doesn't have money. They get told that they have to be homeless.)  
Something has got to be done about the

but they  
can't be  
homeless  
here?!?!?!?

rent and housing market and costs being way out of control!!! Real estate companies, property management companies, landlords etc, have been making out like bandits!!! Constantly and continuously raising and inflating housing costs has been legalized robbery over the years that has to seize!!! Some kind of law has to be put in place from making rent and housing unaffordable!!! Something has got to be done to make rent and housing affordable again!!! At one time everybody's dream house was \$50,000.00. You can't even get a shack with that now! In the 1950's, you could get a nice house, a nice car, and send your kids to college on one income! What happened?!?!?!?

Having a home, a place to go, shelter, a place to live, a roof over your head should be a right!!! Not a privilege for only those who can afford it, and then keeps becoming more and more unaffordable!!! No one should ever have to ridiculously struggle to keep a roof over their head!!! No one should ever be homeless!!! No one should ever be where they cannot afford to live!!! And nobody should be paying \$500.00 a month to sleep on somebody's couch or in a tent in somebody's yard either!!!



Town Advisory Board Members,  
My name is Michael Matthews.  
I moved into Crown Point Apt  
complex in May 2019. At first,  
it was a great place. It was  
clean, facilities, Pool, workout  
room, Laundry room, were clean  
and functional. The following  
are some points that Not acceptable.

- Heated Pool has been closed  
since October 2019
- Laundry facilities are dirty +  
machines are non functional  
75% of the time
- Non heated pool has been closed  
since Feb 2020
- Both pools + hot tubs are still  
closed.
- Resurfacing of pools are now  
being done, even tho they could  
have accomplished this over  
the last year.

\*... AC ducts have not been  
cleaned since I have lived  
here. There is a white film  
throughout my apartment.  
Maintenance people say Ducts are

cleaned once a year. AGAIN,  
(I have a picture of you need proof.)

They have not been cleaned since I've been here. This is a TOTAL HEALTH CONCERN!

- Parking is terrible. People park in Red Zones & in front of fire hydrants & nothing is done.
- Water mains are CONSTANTLY breaking and our water is turned off - at one point - for 2 days.
- When water main breaks, it causes floods & we as tenants have to pay for the water loss/usage.
- Notice of rent increasing \$400 - \$500+ per month.

How can a development justify an increase of that amount be JUSTIFIED, when all the above points & amenities are not available  
This is totally unacceptable  
Michael Matthews

Problems -

1. need new rocks - some places there is none or very little!
2. plants & trees dead all over lack of water - lost landscaper said water system is broken & needs replacement! he said they won't spend the money no he quit. we have water tubes sticking out all over - they won't replace the plants that have died. I replaced 7 plants on my hill. at my office. Pool - chained w/ padlock @ when they had P.M. week - ends closed & later? they said there no one works week - ends. am?? 19<sup>th</sup> October 11/12

Moved to BHK in 1970 Built for P.V. Centre May 95. After my husband passed away I got a job. I moved to Luta Creek (Cape)

1. Code Violations -

- A. Fence on top of 4' wall between Luning & Luta Creek App. falling down is tied back with a rope & stake in the ground.
- B. 3' retaining walls Luta's falling down on main road to office. family of the gas someone have to get Luta's?
- C. Carport in front of building #12 hit by a moving van - held down by a rope to a tree.
- D. tree being held up by 2 - 2x4's building #14
- E. rules - cars backing in parking spots
- F. rusted railings - repainted
- G. garbage enclosure - still need pressure sprayed w/ Chem

! Rock Hole (broken) - locked fence

walking - I got some sun  
Each pool was dirty - about  
Kaya day. people there &  
left. (I wasn't locked after all)

I was told on the 28th  
that the inspector was here  
& I called the number I have  
& she said she hasn't been  
down there since April!!

The lady called the clerk  
& said she has the lady in  
Langlin going to the other  
pool - she suspects the coins  
pools.

Adult pool - not locked  
Lettles manager

## Pool -

Bathman - locked 24-7

Fri - May 28th 2 shower stalls  
tried door & key won't work -

she went to both office doors  
& they won't answer the door.

2 little girls got locked in the  
pool! (but they peed in the pool)

After I got home I called  
the office and why the gate won't

wasn't open? (I'm answer  
well there) not suppose to go  
in the pool!

I was told lock the pool  
would be open - but not

Sun & Mon (Holiday - I  
went to the pool anyway - pool

cloudy & felt the system not

Stopping there  
(office door)  
The head and  
the head of  
the wall there  
was a mark

I need help!  
Action #8???

Will my income - they would let me move in today.

(You have to make 2 times the rent)

Office - nose - Spencer

Locked 7 days a week  
you have to make an appointment

False advertising - sporting pool,

computer room, exercise room

Let's see - Yes sure & make an App.

Police -

Here all the time!

We called Corp & Special den. of times! Let's see Corp. Called me back

Our Manager Boss! I told her again

What's going here

Good prices -

Didn't go up the first 5 yrs. then last 2 years went up 30 months - this year it went up to \$67.00 month

(I've been here 8 yrs. my rent went from \$425.00 to 732.00 I only got \$1,024.00 last year if they want all my S.S.

I have put about 1,000.00 in my app. & gave the app. receipts for the improvements elec & switch plates - metal.

Plants replaced & 25 cabinet pulls (plungers) on all shelves (Luis)

Rent - some people are paying 800.00-1,000.00. We don't make that kind of money

My apartment is beautiful

Corp 916-357-5300

Regional 714-641-5110

Allenis Freedway

CEO / Owner / President

FPI Management

Real Estate License

Lic. #39839 (rev.)

# DUTIES OWED BY A NEVADA REAL ESTATE LICENSEE

This form does not constitute a contract for services nor an agreement to pay compensation.

- In Nevada, a real estate licensee is required to provide a form setting forth the duties owed by the licensee to:
- Each party for whom the licensee is acting as an agent in the real estate transaction, and
  - Each unrepresented party to the real estate transaction, if any.

**Licensee:** The licensee in the real estate transaction is Dennis Treadaway whose license number is 39839.  
The licensee is acting for [client's name(s)]: Vista Creek Apartments,  
who is/are the  Seller/Landlord  Buyer/Tenant.

**Broker:** The Broker is Dennis Treadaway,  
whose company is FPI Management, Inc.

Are there additional licensees involved in this transaction?  Yes  No If yes, Supplemental form 525A is required.

## Licensee's Duties Owed to All Parties:

A Nevada real estate licensee shall:

- Not deal with any party to a real estate transaction in a manner which is deceitful, fraudulent or dishonest.
- Exercise reasonable skill and care with respect to all parties to the real estate transaction.
- Disclose to each party to the real estate transaction as soon as practicable:
  - Any material and relevant facts, data or information which licensee knows, or with reasonable care and diligence the licensee should know, about the property.
  - Each source from which licensee will receive compensation.
- Abide by all other duties, responsibilities and obligations required of the licensee in law or regulations.

## Licensee's Duties Owed to the Client:

A Nevada real estate licensee shall:

- Exercise reasonable skill and care to carry out the terms of the brokerage agreement and the licensee's duties in the brokerage agreement;
- Not disclose, except to the licensee's broker, confidential information relating to a client for 1 year after the revocation or termination of the brokerage agreement, unless licensee is required to do so by court order or the client gives written permission;
- Seek a sale, purchase, option, rental or lease of real property at the price and terms stated in the brokerage agreement or at a price acceptable to the client;
- Present all offers made to, or by the client as soon as practicable, unless the client chooses to waive the duty of the licensee to present all offers and signs a waiver of the duty on a form prescribed by the Division;
- Disclose to the client material facts of which the licensee has knowledge concerning the real estate transaction;
- Advise the client to obtain advice from an expert relating to matters which are beyond the expertise of the licensee; and
- Account to the client for all money and property the licensee receives in which the client may have an interest.

## Duties Owed By a broker who assigns different licensees affiliated with the brokerage to separate parties.

Each licensee shall not disclose, except to the real estate broker, confidential information relating to client.

## Licensee Acting for Both Parties:

The Licensee

**MAY** \_\_\_\_\_ **OR** **MAY NOT** \_\_\_\_\_

in the future act for two or more parties who have interests adverse to each other. In acting for these parties, the licensee has a conflict of interest. Before a licensee may act for two or more parties, the licensee must give you a "Consent to Act" form to sign.

I/We acknowledge receipt of a copy of this list of licensee duties, and have read and understand this disclosure.

Marlene H. Merrigan / 1/27/20 Dennis Treadaway / 1/27/21  
MARLENE H. MERRIGAN (Resident) Date (By FPI Management, Inc., on behalf of, and as designated agent for, Owner) Date

Marlene H. Merrigan

Signed in pro-test of X - High row  
of Park from \$30 month to \$67.00  
Revised 11/7/16

Approved Nevada Real Estate Division  
Replaces all previous versions

\$67.00