

**Kelly Valadez**

**From:** Greg DeFehr <gdefehr@gmail.com>  
**Sent:** Tuesday, February 28, 2023 7:43 PM  
**To:** Kelly Valadez  
**Subject:** Sierra Ranchos Property Owners Association  
**Attachments:** Letter sent to Nortech Geotechnical.pdf; Response from Nortech Geotechnical.pdf

**FILED**

MAR 06 2023

NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

**WARNING** - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Commissioners,

I know there is a meeting coming up in March and you will be hearing evidence presented from Sierra Ranchos Property Owners Association, executive board members. I am concerned about what they will be presenting regarding the hiring of an engineer to address the two violations of Washoe County Building Code. The board has not been forthright with the membership regarding information on what the engineer has been hired to do. I reached out to the engineer directly to find out if they were in fact hired to address the current violations or if their efforts would result in a permit to correct the violations. The response was inconclusive on both parts. They told me that Mr. Roth would be providing a hydrology study independently of their own analyses. They did not specifically address the question of the violations, nor did they address the other illegal excavations Washoe County agreed not to violate with the condition that the association address these issues with the hiring of the engineer. This was agreed upon between Joy Marvin and Kevin Costa of Washoe County Code Enforcement.

Two requests for a recall election (for Mr. Roth and Ms. Marvin) have been submitted to Sierra Ranchos Property Owners Association, C/O Equus Management Group. They were signed by forty property owners. All of the signers expressed concerns over the way Mr. Roth and Ms. Marvin are handling this association. Mr. Roth continues telling us he is fixing the violations, then only pushes forward his idea to put rock on the roads without proper drainage. No amount of surface road repairs will last, without drainage and you can't have drainage without a drainage study. This is what we have been dealing with out here for fifty years. Please make sure, whatever Mr. Roth presents the Commission has two Washoe County Permits attached to it. Anything less doesn't address the problem. Can Mr. Roth really address the violations when his engineer appears to be oblivious to their existence?

I've attached my correspondence with Nortech Geotechnical. Please review, I didn't see anything in their response addressing the violations, but even more disturbing is that Mr. Roth is acquiring a hydrology study through a separate party. The news of a separate drainage study was a complete surprise to me since there is no mention of this in any SRPOA documentation. Is this separate engineer licensed in the State of Nevada, what's their name, why isn't Nortech Geotechnical procuring the hydrology study themselves? There are all new questions that come from this information. Please don't let them go unanswered. Thank you for your consideration.

Sincerely,

Greg DeFehr



**FILED**

Greg DeFehr <gdefehr@gmail.com>

**Sierra Ranchos Property Owners Association**

MAR 06 2023

Greg DeFehr <gdefehr@gmail.com>  
To: nick@nortechltd.com

NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

Fri, Feb 24, 2023 at 4:53 PM

Hello Nick,

My name is Greg DeFehr. I'm a previous Sierra Ranchos Property Owners Association (SRPOA) board member, a property owner, and a very concerned person when it comes to the affairs of this association. I was in part responsible for Washoe County issuing the two current violations against SRPOA. I walked with the county when they did the site visit and showed them the excavations on Panhandle and Wrangler as well as others. The reason I am writing to you is out of concern. Mr. Roth has yet to be fully honest with a single engineering firm. This is why he has cycled through three that I am aware of to date. I heard you were inspecting Dry Valley, rumors in this valley go everywhere. I am assuming this means Mr. Roth is pursuing his Dry Valley Roads Proposal again. Lots of rock and new culverts crossing Dry Valley road. I'm also assuming that means he is not acting on the orders that the State of Nevada has placed our community under. The board received specific orders from the State regarding hiring engineers. They were instructed to have the engineers address two Washoe County Code violations. I've attached copies to this email. Please verify, if not to me, to the Nevada Real Estate Division (NRED), Office of the Deputy Attorney General – Michelle Briggs. Equus Management Group is authorized to contact her office. I'm certain they could send NRED your opinion on SRPOA's compliance with the State's orders.

That's the critical part, but please hear me out. I live north of the culverts Mr. Roth wants to increase. The drainage in this valley all moves north. We have suffered through years of this association illegally digging ditches and installing culverts out here. For nearly two decades SRPOA hired an unlicensed contractor, the same one that those violations are for. I furnished Washoe County with the receipts, drawings, maps, and check stubs for illegal excavations and culvert installations that were constructed before the excavations that we were cited for. I would have given them to the county when we did the site walk, but I wasn't aware they existed. The only reason the county didn't cite the other illegal activities was because the excavations were older and we had no proof at that time of who did them. After I gave those to the county they were going to cite SRPOA for the illegal work, but Joy Marvin approached Mr. Costa of Washoe County Code Enforcement and promised him that they would be addressing those issues with the work the engineer would be doing for us. I am 99.9% certain they have not mentioned any of this to you. It would include illegal culverts Dry Valley north of Wrangler, on Buckboard Cir, and on Wrangler. Those ones come to mind. The other issue people out here want to address is to fix the illegal diversions of water onto private property. I know, sounds impossible, but an unlicensed contractor and a lot of vacant lots make it real easy to trespass with a backhoe and dump road drainage onto private property. Please make sure when you start moving water, under Mr. Roth's guidance, you are not complicating matters by dumping water into illegally built drainage facilities. Hopefully this letter makes you fully aware that anything short of a complete study of the watershed, and total review of the drainage facilities would only exacerbate already inadequate facilities.

Horseshoe Cir. is a semi-circle north of the beginning of Dry Valley Rd. Our watershed used to exit north-west from this circle. The unlicensed contractor dug the ditch around this circle and diverted a large portion of the flow to the north-east section of this circle. The increased volume of water here was such that he had to dig a 140' ditch onto private property. This only made things worse for the people who lived on Panhandle. So he dug an even longer ditch down Panhandle, County Code Violation WVIO-ENG 19-0029. Of course now the end of Panhandle was being destroyed and the water was flowing across another vacant lot to Wrangler. So he dug another ditch down Wrangler, County Code Violation WVIO-ENG 10-0030. As the water kept coming and flooding our lots, we tried to work with the association, looking for a remedy, not realizing they were causing the problem. Who builds their aqueducts from the lake out? A group of members got control of the board and began to seek ways to fix the issues, but Mr. Roth kept telling the people that there were no violations, or that he had fixed the violations. We sent letters to the State asking for help. The NRED Commission held meetings and ordered the board to hire an engineer to address these issues but it sounds like Mr. Roth is again doing what he wants. Please make sure that you are in fact addressing what the State wants, first. Be prepared for additional violations to come. I will be readdressing those receipts with the county soon. Mr. Costa is not happy with what this association has done so far. Rumor has it, he is advancing the current violations to the penalty phase. In my personal opinion, it's about time.

Please feel free to reach out to me. I have a ton of information on the activities of this association. Like the fact that there was no engineering involved with the creation of these roads, ever. I think we should start there if they seek to improve anything out here.



Nothing I have attached to this email has a Washoe County Permit issued for the work. In addition to unlicensed contractors notes, I have the receipts, and check stubs paid to him.

Sincerely,

Greg DeFehr

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**7 attachments**



**DOC - 6\_Warning Letter from County for Dry Valley Proposal.pdf**  
627K



**DOC - 8\_Admin Warning 0 Wrangler.pdf**  
2134K



**DOC - 7\_Admin Warning 0 Panhandle.pdf**  
2698K



**Sept 2017 Extra Install culvert and Excavations, Wrangler and Panhandle.PDF**  
444K



**Nov 2017 Backhoe, Ditch and Culvert Work.PDF**  
417K



**Oct Extra Excavations and Culvert Install Panhandle, Buckboard, and Dry Valley.PDF**  
452K



**Aug Excavations Work.PDF**  
443K



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Greg DeFehr <gdefehr@gmail.com>

MAR 06 2023 *mg*

**Sierra Ranchos Property Association**

NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

Mat Butcher <Mat@nortechltd.com>

To: "gdefehr@gmail.com" <gdefehr@gmail.com>

Mon, Feb 27, 2023 at 11:52 AM

Hello Greg, I'm emailing on behalf of Nick Vestbie. We were hired to perform an analysis of the current roadway conditions and future recommendations for a road design. Mr. Roth will be providing the hydrology study through a separate party.