

# SIERRA RANCHOS PROPERTY OWNERS ASSOCIATION

September 26, 2022

Dear Sierra Ranchos Property Owner,

It is, once again, time to start planning for the annual meeting of the members and election of directors. The annual meeting of the members and election of directors is scheduled for November 12, 2022 at 10:00am. The Association has three (3) positions up for election this year. Each seat will serve a one (1) year term.

This will be the only Call for Candidate mailing. Per NRS 116.31034 subsection 5a, b; if by the deadline to submit completed nomination forms the number of candidates is equal to or less than the number of members to be elected to the board, the association will not prepare or mail any ballot to the units' owners and the nominated candidates shall be deemed duly elected to the board.

Any member of the Association in good standing may ask that their name be placed on the ballot. NRS 116.31034 states, "Each person whose name is placed on the ballot as a candidate for a member of the executive board must:

(a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and

(b) Disclose whether the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are required to be paid to the Association.

(c) The candidate must make all disclosures required pursuant to this subsection in writing to the Association with his candidacy information. The Association shall distribute the disclosures to each member of the Association with the ballot in the manner established in the bylaws of the Association."

If you would like to have your name placed on the ballot, please fill out and return the candidate statement form on the attached page by no later than 5 PM on October 26, 2022 via either e-mail to [Lesley@equusmanagement.com](mailto:Lesley@equusmanagement.com), fax to 775-852-4901, drop off or mail to:

Sierra Ranchos POA  
c/o Equus Management Group, Attn: Lesley Zepeda  
5480 Reno Corporate Drive, #100  
Reno, NV 89511

Sincerely,  
Lesley Zepeda, Community Manager  
Sierra Ranchos POA