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Maria Gallo

NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

**From:** [REDACTED]  
**Sent:** Tuesday, November 26, 2024 8:02 PM  
**To:** Phil W. Su; Patrick Orme; Michelle Tagata  
**Cc:** Maria Gallo; [REDACTED]  
**Subject:** RE: Rancho San Juan Homeowners Association- CIC Commission 2021-161 Status Check  
**Attachments:** RSJ - HO - APRIL 2024 FINANCIALS.pdf; RSJ - HO - MAY 2024 FINANCIALS.pdf; RSJ - HO - JUNE 2024 FINANCIALS.pdf; RSJ HO JULY 2024 FINANCIALS.pdf; RSJ - HO - AUG 2024 FINANCIALS.pdf; RSJ - HO - SEPT 2024 FINANCIALS.pdf; RSJ 2025 BUDGET ADOPTED 10.23.24.pdf; Rancho San Juan - Community Lighting -Phase 5 - Proposal 2328 08.22.24.pdf; Estimate\_004808\_rev\_1\_from\_KELLEHER\_DAVIS\_CONTRACTING\_LLC.pdf; HAU950748 Remove & Replace.pdf; OLD PLAYGROUND.pdf; RANCHO SAN JUAN HOA 2024 reserve study Final.pdf

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Attached are the Rancho San Juan financials through September.

The Board has adopted and ratified the 2025 Budget. *Adopted Budget Attached.*

The Board has moved onto phase 2 of the lighting project. *Proposal Attached.*

The Board has received proposals for exterior clubhouse repairs, playground equipment replacement, and asphalt replacement. *Proposals attached.*

The Board has reviewed the reserve study and understands how much it is going to cost to bring the existing common area components back online.

The proposals to repair or replace are exceeding the projections listed within the reserve study.

The current projected cost to repair or replace the existing common area elements is about \$726K. This is about \$12k per unit owner.

Due to the socio-economic status of the residents in this community, the Board is considering alternative solutions.

The Board is considering two options: A & B

#### **OPTION A: Repair of Replace Existing Common Area**

##### **Projected Cost:**

- Lighting Project: \$35K
- Exterior Clubhouse Repairs: \$49k
- Playground Equipment: \$114k
- Asphalt: \$354K

*Total Cost of Repairs: \$552k*

##### **The Board is working on getting repair/replacement costs for the following:**

- Wrought Iron & Block wall around the pool - *estimated cost per reserve study \$16k*
- Pool plaster, pool plumbing, pool deck, pool structure, and pool equipment - - *estimated cost per reserve study \$68k*

- Interior clubhouse repairs - *estimated cost per reserve study \$50k*
- Clubhouse Roof Repair - - *estimated cost per reserve study \$20k*
- Clubhouse HVAC system – *Not included within reserve study – 2 a/c units estimated cost \$20k*

*Estimated cost of repairs: \$174k*

**OPTION B: Remove Existing Common Area Elements & Replace with New Capital Improvements.**

1. Remove the clubhouse
2. Remove the fence around the pool
3. Remove the pool: fill in the pool, cover it with cement. Four Square can be painted on the cement
4. Add more age inclusive park equipment
5. Add outdoor seating and tables
6. Add grilling stations

If Option B presents itself as a viable alternative, the Board will send out a vote. However, it is too early to tell if option B is viable. More data is needed to make the most informed decision.

Leah Wickline

Community Manager



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11/11: CLOSED

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**From:** Phil W. Su <psu@ag.nv.gov>

**Sent:** Tuesday, November 26, 2024 3:26 PM