

FILED

JUN 11 2024

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

img=110

Maria Gallo

From: Erika Rose [REDACTED]
Sent: Monday, June 10, 2024 2:58 PM
To: Maria Gallo
Subject: SV1

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

Good afternoon,

I have a couple of concern how the board members and the Management company running their business, financial, maintenance etc. in our community.

Marc 1, 2022 HOA Management (Kim Kallfelz) Take over because the privies Company SMG terminated our contract effective 02/28/22.

SMG: " We provided a new termination notice based on the actions of certain current / new board members who will remain nameless,wich are all too much of liability and frankly, no worth it for me or my staff to continue to manage the account.

The same year at 2022 the board had been called by the Real estate Office . We as a homeowners never knew why , of Cours it was confidential, but the lawyer fee had been paid from the Association account.

The board was fairly new October 2021- in December we didn't have a new election according the board it was not necessary . Shortly after they took their position fired most of the Vendors and contracts. Budget for 2022 made by the Board of Directors started minus \$ 40.000.00.

Marc 1,2022 hired a new Landscape Company and 2 month later sign a contract approximately \$ 200.000.00 turf removal, brand new company we didn't know anything about them. We don't have that kind of money in our Operating budget and that wasn't an Emergency or listed on The Budget (we still have 2 years) so they pull out money from the Reserve account . No bid nothing even homeowners requested, Management and Board sad NO need too. So they started work on our community, first day ROUND UP (the homeowners 100% agains it) spray- board hired an armed security guy watch over or protecting the Landscape crew ???

Unfortunately this Landscape Company still work for us!!!! Homeowners requested many many times to look for an other one. Answer from the board NO we like them.??????????

February 2022 they didn't spray the Olive trees because health concern dangers chemical (comment coming from the President) but few month later Landscaper spray ROUND UP all over the community. The hole Community be came a big mess Olives all over- Homeowners were constantly complain-but the board respond - removed 21 Olive trees and there plan to remove 11 more this year. No any expert advice (tree doctor).

Since Marc 1, 2022 we don't have any other meetings only ZOOM what I said- you can't express your opinion because if they don't wanted to hear or listen to you concern -you have been MUTED.Queterly meeting really doesn't work for us and because of that, the board simply ratify all the expenses on the meeting.

Last year around December the Board decided replacing light post around the community. No 3 bids Never have been mention on any meeting or listed on the Agenda. They listed \$10.500.00 electric on the budget no specific explanation.

So they already replace the majority it doesn't matter if is good or bad or practical -they do what ever wanted to do. We don't know how much did it cost it is time to realize SV1 doesn't belong to 3 member of the board - it belong 59 homeowners .

Our fascia is rotten, falling apart, irrigation doesn't work properly plant is dying, our street is falling apart pot holes on the street and they replacing working street lights ?

Spending the Association money without let the homeowners, know or simply discuss ?????????? I believe the homeowners have a right as well not just obligations paying the monthly HOA fee.

HOA Board of Directors have a fiduciary responsibility to the management, maintenance and financial stability of the community.

Thank you for the opportunity to listen my concern about our community and looking forward a better future for SV1

Sincerely,

Erika Rose SV1 homeowner