

AUG 29 2024

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

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Maria Gallo

From: [REDACTED]
 Sent: Thursday, August 29, 2024 5:41 AM
 To: Phil W. Su
 Cc: [REDACTED]
 Subject: Washoe County Violation and Red Hearing Update
 Attachments: [REDACTED]

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Good Morning Mr., Su.

As promised, the Board of the Sierra Rancho's Property Owners Association (SRPOA) along with our critically important partner BJ Brown with Equus Property Management, have reached what we believe is a final resolution and path forward to completing the work on Panhandle and Wrangler roads to put an end to this endless (could have been a made for TV series) drama. I unfortunately will not be able to attend the hearing on September 10, 2024, due to travel conflicts. I will be traveling via airplane during that time, but BJ Brown of Equus Property Management will be attending that hearing on my behalf. The following information will also be my testimony at the status update hearing. I should be able to receive and respond via text message or email during my flight, and if needed, should be able to respond to any questions the commission may have, to Ms. Brown, and have that information relayed to the commission forth with.

On August Wednesday night, August 28, 2024, the board of the SRPOA along with Equus, conducted our third quarterly board meeting of the year and came to agreement and all voted unanimously on the following.

1. A contract has been awarded to [REDACTED] a licensed road and grading company in the state of Nevada, to make the repairs to Wrangler and Panhandle roads and subsequent drainage issues caused by Mr. Don Lingle, an unlicensed contractor.
2. The board approved a new round of Special Assessments to begin on January 1st, 2025, in the amount of \$240.00 per member property, and will continue for three (3) consecutive six (6) month periods. This will collect \$152, 640 over an 18-month period.
3. [REDACTED] has agreed to start work in October 2024 and with out weather delays, should be completed by December 31, 2024. [REDACTED] has agreed to start work with an up front start up fee of \$30,000 which the board has in its account and has been allocated to [REDACTED]
4. [REDACTED] has agreed to provide in house financing to the SRPOA on any unpaid balance at the completion of the work. I have attached a copy of the individual bids received by the SRPOA from the three responding contractors. While [REDACTED] was not the least expensive, they were certainly not the most expensive, and their scope of work appears to be the most comprehensive and without numerous exclusions, along with they were the only contractor willing to carry the contract in house until paid in full.
5. Any additional monies received over and above the final cost of the project will be placed in the Associations Reserve account and used for further road maintenance around the association as needed. This work will also be provided by [REDACTED] prior to demobilization of their equipment at the competition of the repair project.
6. [REDACTED] is in the process of finalizing a contract to be signed by all parties and once this has been completed, the SRPOA shall make payment to the [REDACTED] in the amount of \$30,000 to begin the work.

7. [REDACTED] a licensed Professional Engineering Company will oversee the work and upon completion, confer with Mr. Kent Hanford of [REDACTED] to review the final work and coordinate with Washoe County for the final inspection.

I hope this information meets the requirements set forth and will allow this board to move forward in completing this much overdue process without further delay. With that said, the board of directors of the SRPOA respectfully request that if this plan is acceptable by the commission, that this plan be written in to the final order and that no changes may be made by any current or future board or board members, that may be elected without first showing cause to the RED why it cannot be completed as written, (excluding changes considered normal and customary, due to changes needed to complete the project as maybe required time to time and agreed upon by the contractor and the board.) as this would certainly delay the completion of this project and possibly greatly increase the cost.

As you are aware, previous board members have interfered with having this work completed, to the extent that they denied there were any violations, and then stating the same to the membership and the Nevada Real Estate Commission, and the RED Compliance Division, and then using membership funds to further their own "Roman Roads Project" that was neither financially feasible nor deemed adequate by any professional engineering company.

Sincerely,

Loren Pierce, Board President
Sierra Ranchos Property Owners Association

