

JUL 15 2024

Maria Gallo

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

mgallo

From: BJ Brown <BJ [REDACTED]>
Sent: Thursday, July 11, 2024 12:55 PM
To: [REDACTED]; Maria Gallo; 'Donna Zanetti'; 'Jacquelyn Leuener'; Phil W. Su
Cc: 'Toni Hilliard'; 'Pauline B Murray'
Subject: RE: Panhandle and Wrangler Project Bids.

Follow Up Flag: Follow up
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Sounds like a plan. We will have it on the next agenda to move forward on.

From: [REDACTED]
Sent: Thursday, July 11, 2024 11:31 AM
To: 'Maria Gallo' <mgallo@red.nv.gov>; BJ Brown <[REDACTED]>; 'Donna Zanetti' <[REDACTED]>; 'Jacquelyn Leuener' <[REDACTED]>; 'Phil W. Su' <psu@ag.nv.gov>
Cc: 'Toni Hilliard' <[REDACTED]>; 'Pauline B Murray' <[REDACTED]>
Subject: Panhandle and Wrangler Project Bids.

External [REDACTED]



Sierra Rancho's received three bids for the repair work on Wrangler and Panhandle. One bid was immediately rejected due to the outlandish price, nearly double the cost of the two other bids received. The two other bids were comparable in price and appeared fair. The Board of the SRPOA has chosen to go with [REDACTED] to perform the work. To answer one of the concerns the RED had concerning paying for the work, [REDACTED] has agreed to begin work with an agreeable downpayment, and the rest of the money due in 18 months. This will allow the Board to impose the necessary special assessments to fund the project over that period and to pay [REDACTED] in increments as the special assessments come in. Based on the board's calculations, three special assessments in the amount of \$239.00 each will be required to fully fund the project and to allow for any possible cost overrun. The special assessments would total \$152,004.00. Any funds left over would be applied to road maintenance throughout the association and [REDACTED] would also do that work.

If you have any questions, please feel free to contact me at any time via email or on my cell at; [REDACTED]

Thank you,

Loren Pierce, President
Sierra Ranchos Property Owners Association

