

DEC 04 2025

Maria Gallo

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

From: Patrick Orme [REDACTED]
Sent: Thursday, December 4, 2025 2:29 PM
To: Phil W. Su; Maria Gallo
Subject: Rancho San Juan - CICCH Commission Status Hearing Next Week (Case 2021-161)
Attachments: RSJ 2026 BUDGET MAILER COMPLETE.pdf; October 2025 financials.pdf

mgallo

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Maria and Phil

In preparation for the upcoming status hearing (which was postponed from September due to the cyber attack), this will update you since our email below, dated 8/28, which was in preparation for the September meeting.

Here are the issues the commission wanted updates on.

1. Financial condition – Attached are the October financials and budget information for 2026–2029 that was sent to all unit owners.
2. Clubhouse – the board sent out a capital improvement removal ballot to members, which has a return deadline of 12/31, notifying them that the monthly assessment would increase by another \$200 per month per lot if the pool and clubhouse were not removed. The alternate for the clubhouse would be to replace it and install an awning, grills, and tables. The contractor, ASAW, will conduct a structural inspection to see if the clubhouse can sustain a conversion into a pool house with an open-air pavilion. The northwest end of the pool house will become storage for janitorial supplies and pool furniture. The southwest end of the pool house has the bathrooms. The entire east end of the building will become the open-air pavilion - keeping the roof and the foundation, allowing access to the bathrooms from (2) access points, and the pavilion will have tables for the BBQ area.
3. Playground and park area – the renovation has begun. Dead trees are being removed, the valve in the middle of the park was capped but the contractor left access to the line at the south end of the pool house, a new fence may be required to enclose the playground area (the HOA will be meeting with All Star Fence to see if this is required and to get an estimate). NV Energy is removing a live meter by the mailbox because it is not being used and is in the way of the planned renovation. The entire area is being chalked so utilities can be marked in preparation for the playground installation.
4. Resurfacing the streets – The streets require a removal and replacement at a projected cost of \$354,928.70. The removal and replacement will need to be completed over a 3-year period, and is accounted for in the proposed budgets for 2027–2029.

In sum, the community manager ran the budgetary projections over a 4-year period. The total monthly assessment will be \$450 through 2030. In 2031, the HOA should no longer need a special operating assessment and a special reserve assessment. The monthly assessment of \$330 should cover day-to-

day plus provide adequate reserve savings. But the HOA will need a reserve update done once a year to reflect a new repair schedule and reserve funding requirement.

Based on this, I would submit that no future status hearings are required for this Association and this case can be closed. The financial condition and renovations are to a point that is not out of the ordinary for any other association. The board and community management company are working well together in the best interest of the Association and its members. Please let me know your thoughts.

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