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NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
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Subject: Rancho San Juan Homeowners Association- CIC Commission 2021-161 Status Check
Date: Thursday, August 28, 2025 11:45:04 AM
Attachments: [image001.png](#)
[image007.png](#)
[July 2025 financials.pdf](#)

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Maria and Phil

In preparation for the upcoming status hearing on September 9, attached are the HOA's July 2025 financials. Regarding the five areas the commission wants an update on:

1. Funding – Per July, the reserves are now up to \$173,000, and that is after paying for a lighting project. There are 30% of the unit owners in collections, but one half of those are less than 90 days past due.

2. Clubhouse – the first capital improvement vote to remodel and replace the clubhouse did not pass due to no response at all. The clubhouse tested positive for asbestos and the cost to remove the asbestos is about \$33k. A second capital improvement vote is pending, which is to remove the clubhouse and replace it with an awning, grills, and tables. (The Board did not want to remodel the clubhouse due to asbestos and vandalism).

3. Pool – Pool repairs are set to start at the first of November.

4. Playground- The Board has finalized a plan for the playground. They are installing a basketball half court with a simple cement slab and markings. They are replacing the swing set and play structure with a new swing set and play structure. They are working on removing the dead trees and old equipment to get it ready for install. The commercial park equipment is being ordered through Willy Goat and being shipped to RSI. RSI will be installing the equipment. The Association is finalizing measurements so RSI can submit the proposal for install.

5. Resurfacing the roads with asphalt may require a loan at this point, and the board will account for this option in the 2026 budget.

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