

SIERRA RANCHOS PROPERTY OWNERS ASSOCIATION

C/O Equus Property Management • 5480 Reno Corporate Dr., Suite 100 • Reno, NV 89511

Community Infrastructure and Governance Oversight

FILED

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NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

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Loren Pierce

On behalf of the Sierra Ranchos Property Owners Association
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March 9, 2026

Nevada Department of Business and Industry

Real Estate Division
Common-Interest Communities and Condominium Hotels Program
3300 W. Sahara Avenue, Suite 325
Las Vegas, Nevada 89102

Subject: Status Update – Sierra Ranchos Property Owners Association Road Repairs and Collection Efforts

Dear Commission,

Unfortunately, due to an unexpected urgent matter, I will not be able to appear today on behalf of the Sierra Ranchos Property Owners Association. However, Mrs. Toni Burton, Vice President of the SRPOA, will be attending in my place. I deeply apologize for the short notice and I am confident the Commission will find Mrs. Burton to be very informative and well versed on the matters currently before you.

I am writing on behalf of the Sierra Ranchos Property Owners Association to provide a formal update regarding the Association's ongoing efforts to address road repairs, assessment collections, and governance improvements affecting the community.

Since the last hearing related to these matters, the Board of Directors has continued collecting the Special Assessments issued to fund repairs to Panhandle Road. As of the most recent accounting, approximately \$115,000 remains outstanding for the repair project. Under the terms of the Association's contract, the contractor PEC is currently carrying the remaining balance while collections continue. To date, the Association has paid approximately \$70,000 toward the project balance.

The Association currently has approximately \$79,000 in delinquent payments, of which approximately \$30,000 consists of assessments that were billed in January. While payments are continuing to come in, they are being received more slowly than the Board had anticipated.

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During the February Executive Board meeting, the Board approved an additional ballot initiative intended to secure the membership votes required to amend the Association's bylaws in order to expedite the assessment collection process and align it more closely with Nevada law governing common-interest communities.

The Association's authority to levy and collect assessments, maintain infrastructure, and enforce governing documents is established under Nevada Revised Statutes Chapter 116, including but not limited to:

- NRS 116.3102 – Powers and duties of the association.
- NRS 116.31031 – Fiduciary duty of officers and members of the executive board.
- NRS 116.3115 – Assessments for common expenses.
- NRS 116.3116 – Association lien for unpaid assessments.
- NRS 116.31162 through 116.31168 – Procedures governing notices, collection, and enforcement of assessment liens.
- NRS 116.4117 – Enforcement of governing documents and statutory obligations.

Pursuant to NRS 116.3102(1)(d) and NRS 116.3102(1)(j), the Association has both the authority and the statutory obligation to maintain common elements and infrastructure and to impose and collect assessments necessary for the maintenance, repair, replacement, and preservation of those common elements for the benefit of the community.

Under the Association's current bylaws, the internal collection process can take up to eighteen (18) months before enforcement measures may be initiated. This delay significantly impacts the Association's ability to responsibly maintain the community's infrastructure and financial obligations.

The Executive Board believes that pursuing these actions represents the good faith efforts of the executive board to help ensure the financial solvency of the Association and to protect the common elements and road infrastructure for future generations of home and property owners within the Sierra Ranchos community.

The executive board has also initiated a grant request with the Bureau of Land Management for financial assistance as just over nine (9) miles of the association roads are open lands public access roads and must be maintained to provide for that access. The association finds it an undue hardship on the members to have to fund the repairs created by heavy holiday traffic and other normal use of our roads by non-residents, off-road vehicles, and large heavy vehicles and recreational trailers.

If the ballot initiative does not receive sufficient support from the membership, the Board has authorized the Association's legal counsel to seek relief through the District Court to compel the necessary bylaw modifications so the Association's governing documents may be brought into compliance with Nevada statutory requirements.

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Additionally, the Board has been working with Josh Masters of Masters Mountain Construction and their licensed engineer to evaluate and improve the overall condition of roads throughout the Sierra Ranchos community. These improvements include proper grading, road crowning, culvert installation, drainage improvements, and flood-control measures designed to improve road durability and reduce erosion.

Many of the Association's roads have deteriorated due to more than twenty-five years of improper grading and maintenance performed without appropriate engineering oversight. The Board is now pursuing long-term infrastructure solutions rather than temporary grading practices that historically resulted in recurring damage and erosion.

The Board remains committed to fulfilling its statutory duties under NRS Chapter 116, restoring the financial stability of the Association, and ensuring that infrastructure improvements are conducted responsibly and in the best interests of the community.

Thank you for your time and consideration. If the Division requires any additional documentation or clarification regarding these matters, please do not hesitate to contact us.

Respectfully,

Loren Pierce

Loren J Pierce

President

Sierra Ranchos Property Owners Association