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NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS
mgallo

Maria Gallo

From: Phil W. Su
Sent: Wednesday, November 15, 2023 1:17 PM
To: Maria Gallo
Subject: FW: RANCHO SAN JUAN - December 12 meeting with CICCH Commission
Attachments: RSJ BOD Financials - SEPTEMBER 2023.pdf; RSJ 2024 Budget.pdf

Hi Maria:

Documents for Rancho San Juan. Thanks!

Phil W. Su, Esq. | Senior Deputy Attorney General
psu@ag.nv.gov

From: Alicia Combs-Smith <alicia@varalino.com>
Sent: Wednesday, November 15, 2023 1:01 PM
To: Phil W. Su <psu@ag.nv.gov>
Cc: Patrick Orme <patrick@boyacklaw.com>; Michelle Tagata <Michelle@varalino.com>
Subject: FW: RANCHO SAN JUAN - December 12 meeting with CICCH Commission

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

I have attached the most current Financials for the Rancho San Juan HOA.

There are 4 homeowners at Lein
There are 13 other homeowners that are more than 1 month late.

The HOA is currently working on the following:
Trimming Palm/Pine trees
In the process of getting proposals for the following:
Street Repair (pothole and crack Seal)
Replacing Windows/Doors to the Clubhouse
Adding Bars to the Clubhouse Windows/Doors (to prevent break-ins)
Adding lights in the community especially around the park

The 2024 Budget has been adopted by the Board. A copy has been added to this email. The budget Ratification is set for 11/21/2023.

Please let me know what other information you are requesting.

PLEASE NOTE WE CHANGED SUITE NUMBERS AS OF 9/1/23 – WE ARE NOW SUITE 206 IN THE SAME BUILDING AS BEFORE

IMPORTANT, PLEASE READ:

Holiday Schedule
Wednesday, November 22nd: 9:30AM-4PM.
November 23rd-26th: CLOSED.
December 22nd-25th: CLOSED.
December 26-28th: 9:30AM-5:00PM.
December 29th-January 1st: CLOSED.

REGULAR HOURS RESUME TUESDAY, JANUARY 2ND.

Appointments are required. If you visit the office without one, we cannot guarantee the appropriate person will be available to assist you. We are still working remotely part-time and are not always in the office.

Thank you,

Alicia C. Combs-Smith

Supervising Community Manager

Varalino
Community Management

alicia@varalino.com *P: 702-968-0405 Ext: 1003*

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From: Patrick Orme <patrick@boyacklaw.com>
Sent: Wednesday, November 15, 2023 12:19 PM
To: Alicia Combs-Smith <alicia@varalino.com>
Subject: RE: RANCHO SAN JUAN - December 12 meeting with CICCH Commission