

RE: the issue of payment of resodding

Subject: RE: the issue of payment of resodding
From: "Frank Adams" <fadams@cascadeaccess.com>
Date: Mon, 20 Mar 2006 18:00:57 -0800
To: "Barb Ellestad" <barb@bjellestad.com>

Hope you didn't have to work too hard. I don't know if that was the reason but I'll continue to dig for more information.
Patti

From: Barb Ellestad [mailto:barb@bjellestad.com]
Sent: Monday, March 20, 2006 2:22 PM
To: Frank Adams
Subject: Re: the issue of payment of resodding

Hi Patti, just got home from work and saw your e-mail. Thanks for the update. Do you think it's possible that our CPA may have suggested using reserve funds because there was not enough money in our operational budget to cover the sod replacement and our everyday expenses? I have no idea how versed our CPA is of the NRS, but I'm quite sure he's well versed in accounting. Just a thought.

Thanks Scott

Frank Adams wrote:

Good morning Barb and Scott: I haven't seen either of you in the last few days but that could be because of the rain or the fact we were entertaining relatives. Anyway I wanted to let Scott know that I had found the same information that he left for me on Thursday when I was researching the issue. I did ask Pat for clarification because we had gotten a written notification from the CPA (after the last audit) that we were to take resodding expenses from the reserve fund and not from the operating fund. I had hoped to hear from Pat over the weekend but did not. I will send her an e-mail this morning and see what I can find out. Hope you both have a great day and enjoy the first day of Spring.

Patti

ATCH # 11

[scribble]

Re: Sod Replcement

Subject: Re: Sod Replcement

From: "Patricia Taylor-McLoone, CMCA" <ptaylor@tamhoa.com>

Date: Wed, 15 Mar 2006 13:16:00 -0700

To: barb@bjellestad.com

Dear Scott,

Thank you for your email. I will attempt to respond to your questions.

The notification to owners of their responsibilities for pest control was essentially done when they received their copy of the CC & R's when they closed escrow.

Additionally, the issue was also discussed extensively in the July 2005 Newsletter, where the CC & R's section was cited, and again in the January 2006 letter regarding Sod Replacement. To be clear about your characterization of the letter, no where did it say anyone was in "violation", it simply stated the owner's were responsible for pest control.

Regarding the expenditures, \$88,061 was spent in 2005 and funds from the Reserve account were used. Norm reported that over 60% of the properties that required resodding were infected with pests. It is my understanding that he notified owners as soon as they were discovered, but that Kokopelli treated the areas that were resodded.

If you need any further information, please feel free to contact me.

Regards,
Pat Taylor

Pat Taylor, CMCA
Owner/CEO
Taylor Association Management
2357 Renaissance Drive #B
Las Vegas, NV 89119
Ph: (702) 736-9450
Fax: (702) 736-0679

Pat Taylor, CMCA
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Las Vegas, NV 89119
(702) 736-9450
(702) 736-0679-fax

Barb Ellestad <barb@bjellestad.com> 03/08/06 10:16AM >>>

8 March 2006

Hi Laury,

I received the Agenda for our Mar 15th Meeting. We were out of town for the last meeting when the sod issue was discussed. I have e-mailed Patty on a common area issue, talked to Leo on some other issues. I've also talked to Carl Larson (Chair of landscaping), and Pam Mulligan who is also on the landscape committee. Looking at the January 2006 letter from the BOD and Landscape Committee on Sod replacement I have two questions. The letter stated that we had individuals that were in

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Re: Sod Replcement

violation of our CC&R's, Article III, Section 3.17. Can you tell me when these individuals were officially notified that they were in violation, (NOT WHO), but when? The Jan 2006 letter also stated that over \$200,000 has been spent over the last few years on sod replacement. I was told we spent almost \$100,000 on sod in 2005. Do you have an exact dollar amount that we spent and whether the money came from the reserve account or the operational funds account. I would greatly appreciate receiving this information.

Thanks
Scott Ellestad

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2nd page

SUNSET GREENS HOMEOWNERS ASSOCIATION
2357 RENAISSANCE DRIVE SUITE B, LAS VEGAS, NEVADA 89119

The minutes of the Board of Directors meeting held:
March 15, 2006 6:00 P.M.
Outrigger Room at the Casablanca Resort

BOARD OF DIRECTORS

Name:	Position:	Terms:	Present:	Absent:
PATTI ADAMS	PRESIDENT	2005-07	X	
ARLIS SWARTZENDRUBER	SECRETARY	2004-06	X	
ANNA SCHAFFER	TREASURER	2005-07	X	
BILL O'CONNELL	DIRECTOR	2004-06	X	
LEO BLACK	DIRECTOR	2004-06	X	

Pat Taylor, Laury Phelps and Norm Vielmette for Taylor Association Management.
A Board quorum is present.

Called To Order: The meeting was called to order by Patti Adams at 6:05 P.M.

Announcements

Scott Ellestad and Norm Vielmette announced that they were recording the meeting.

Ms. Schaffer announced that there is \$128,000 in the operating account as of February 28, 2006; that 2 certificates of deposit rolled over in March and 1 certificate of deposit will be used to fund the painting project. She also announced that the 2006 insurance policy cost \$10,000.00 less than budgeted.

Ms. Adams announced that the Landscape Committee and the ARC Committee are working together on the spring 2006 maintenance checklist.

Homeowner Forum

Herman Brooks, 1418 Harbour Drive: asked how much of the \$200,00.00 that was spent on sod over the past few years. He stated that he does not want to maintain the backyard himself. Mr. Swartzendruber replied that each homeowner would be assessed \$11.00 per door per month if the association continued to maintain the sod in the backyard. Mr. Brooks stated that the Board could manage the Association without the help of Taylor Management.

Tom Henry, 612 Southridge: asked how many votes would be required if a survey was mailed to the homeowners asking if they want the CC&Rs changed so that the HOA would be required to cover the cost of pest control treatment.

Mr. Brooks stated that we live on a desert and no one should have grass. He then asked if the lighting could be reduced. Ms. Adams asked him to join the Finance Committee and he declined.

Judy Abraham, 1991 Wigwam: lives out of town and believes that the services of Taylor Management are needed, especially for financial matters. She expressed interest in desert landscaping.

Janet Briggs, 618 Del Lago: said that she likes the look of the association and the fact that the assessments are so reasonable.

Janeen Elliott, 1431 Sea Pines: expressed confusion about the sod policy.

Steve DeKok, 1359 Sea Pines: reported that there is only one broken light and it will be repaired tomorrow. In response to Mr. Brooks' complaints, he wanted the homeowners to know that Sunset Greens has the cheapest dues of any association in town for the amenities that they have.

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**Sunset Greens HOA
Board of Directors Meeting
March 15, 2006
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Approval of Minutes

Ms. Schaffer made a motion to approve the January 18, 2006 minutes of the Board of Directors Meeting. Mr. Swartzendruber seconded the motion and it passed unanimously.

Approval of Financials

Ms. Schaffer made a motion to approve the January and February 2006 financials, subject to audit. Mr. O'Connell seconded the motion and it passed unanimously.

2005 Sod Replacement Costs

Mr. Swartzendruber reported that the cost to install sod in the fall of 2005 was \$81,292.00. The cost for the entire 2005 year was \$88,061.00. He also reported that the association is hiring an agronomist to find out how to get the best results for the least amount of money and how to protect and enhance the turf. He informed the homeowners that the costs of replacing the sod will be taken out of the reserve account per the advice of the accountant.

2006 Sod Replacement Considerations

Mr. Swartzendruber reiterated that the Landscape Committee and Board approved (with the exception of Mr. Black, who voted no) the letter regarding sod replacement, stating that \$200,000 has been spent in the last 3 years to replace sod. He also reported that 60% of the sod replacement in 2005 was due to pests and damage by pets. As such, the Board agrees that the homeowners should share in this responsibility because the association cannot continue to fund sod replacement. Mr. Swartzendruber stated that homeowners will be responsible for their own sod in 2006.

Security

Mr. O'Connell reported that he spoke with T Wall Risk Management, a new security firm in Mesquite. He asked them to assess the risks at Sunset Greens and T Wall found the following: the main gate is open during the day; the 2 pools are at risk because there are no lifeguards on duty and people climb over the fence to get into the pool area; there are losses in the RV lot because the lots are open and there is not much lighting; and houses are vacant that belong to out of state owners.

T Wall recommended that the association hire a patrol unit who could monitor the common areas and private homes, give immediate responses to emergency situations, and provide activity logs of their patrols. Mr. O'Connell also noted that security cameras can be bought for as little as \$100.00 and hooked up to a VCR for monitoring.

Mr. O'Connell reported that the cost to add 8 hours of security on Fridays, 12 hours on Saturdays and Sundays would be \$12.00 per unit per month. Benefits of the coverage would include posting security signs at the entrance, the availability of emergency services, patrols in high risk areas and their availability to homeowners who have a problem but do not want to contact the police. Mr. O'Connell also announced that new speed limit signs have been installed.

Neighborhood Watch

Mr. O'Connell explained the benefits of a Neighborhood Watch program, urged homeowners to get to know their neighbors, and recommended that homeowners put their social security numbers on valuable items. A homeowner warned residents against putting their social security numbers on valuables that might be stolen.

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Welcome Committee

Ms. Adams announced that Stan Day, Penny Propotnick and Eileen Moore are the members of the Welcome Committee. There have been 9 new homeowners since December 2005 and welcome packets have been delivered to new homeowners. The packets contain a map, hints for living in a homeowners association, the Mesquite Magazine, information about the gates, a copy of the newsletter and information on the irrigation. The committee has been contacting rental agents who may know of new residents. The rental agents asked for copies of the association's documents, which the Board approved.

2006 Insurance Proposal

Mr. Black made a motion to approve the 2006 insurance premium with Community Association Underwriters, of \$139,989.00, which is less than anticipated. Mr. O'Connell seconded the motion and it passed unanimously.

RV Park Manager Contract

Ms. Schaffer made a motion to approve the new contract that runs from March 2006 until March 2007 for \$175.00 per month. Mr. O'Connell seconded the motion and it passed unanimously.

RV Park Resolution

Ms. Schaffer made a motion to approve the RV Parking Resolution that requires homeowners to remove their RVs from the lot if they become delinquent in their assessments. Mr. O'Connell seconded the motion and it passed unanimously.

Gate Systems

The Board announced that proposals for gate maintenance were reviewed from Affordable Gates, A&D Gates, and Access Unlimited. Mr. O'Connell made a motion to contract with Affordable Gates for gate maintenance once each quarter for \$260.00, the contract to run through April 2007. Ms. Schaffer seconded the motion and it passed unanimously.

Erosion Issues

The Board discussed that the 3 houses on Pinehurst that abut the 13th hole have erosion problems. The Landscape Committee reported that the association would have a liability issue if the HOA corrected the problem. The Board stated that the erosion issues are the responsibility of the homeowners since the problems start on Sunset Greens property and run to the golf course. The Board will meet with Craig Hafen to discuss this topic.

Golf Course Screening Resolution

Bob Ault from the Casablanca Golf Course, noticed that homeowners have installed various fencing in the area below and along the bottom of the fence that are not uniform or aesthetically pleasing. Mr. Ault asked the association to recommend a barrier for all homeowners to adopt. The Board is considering alternative barriers.

Landscape Committee

Jim Snell reported on the sod problems and suggested that the association hire Carl Harding, an agronomist, for \$300.00 to recommend turf care changes. Mr. Snell reported that Mr. Harding has been a certified agronomist for more than 20 years, is a temporary resident of Sunset Greens and works for the Casablanca Golf Course. Mr. Swartzendruber reported that it would be a good idea to have this service available. Mr. Swartzendruber made a motion to spend \$300.00 for a proposal from Mr. Harding. Mr. O'Connell seconded the motion and it passed unanimously.

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**Sunset Greens HOA
Board of Directors Meeting
March 15, 2006
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Management Report

Pat Taylor reported that Norm Vielmette received 297 calls from homeowners and 86 emails have been received since the last board meeting; Ms. Taylor also reported that \$11,837.00 is outstanding due to delinquencies and pre-paid assessments total \$56,909.50. The insurance policies have been renewed, the Casablanca discount cards are available and the spring maintenance checklist is underway.

Homeowner Forum

Nancy Swartzendruber, 1228 Quicksilver: stated that the association needs an area where homeowners can play bridge and hold luncheons.

Board Comments

Mr. Black reminded homeowners that the association does not presently provide security.

Adjournment

The meeting was adjourned at 7:35 PM.

Respectfully Submitted,
Pat Taylor, CMCA
Taylor Association Management

Approved: _____

Arlis Swartzendruber, Secretary

_____ Date

4-13-06

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FW: use of reserve funds and Board issues

From: fadams@cascadeaccess.com
To: leoblackjr@hotmail.com
CC: arlissw2@aol.com; absmrs@cascadeaccess.com; bo1939@cascadeaccess.com; ptaylor@tamhoa.com
Subject: use of reserve funds and Board issues
Date: Fri, 31 Mar 2006 08:51:31 -0800

Good morning!

It may interest you to know that you were not the first person to ask the question about the reserve funds being used for backyard resodding. I posed the question to Pat Taylor at the meeting and had planned to discuss it that evening, but other things seem to take precedent.

Her response was "

Patti,

I believe the funds used from the Reserve to pay for the re-sodding was completely justified. It states the the Reserve Study a line item for "Landscape Renovation," major and minor, and it can certainly be argued that this project falls into either category. I will fax you the description of Component #1005 , Landscape Renovate (major) from the Reserve Study which covers the project. I am sure we are totally safe.

Regards,"

That is what I told the homeowner that asked me for the information. I did not mention the fax or give a copy to the homeowner. I also mentioned that it would be a good question for John Leach. Lately, I have had several "good questions" posed to me and those are being referred to John on Pat's suggestion.

I'm not certain why you think you are being "left out of the loop" but I don't think that is accurate. I make a concerted effort to include everyone in my e-mails and Pat and Norm if appropriate. Sometimes if I have a specific question of one person I will not include everyone on the e-mail but that doesn't mean anyone is being left out. When you respond to my e-mails, you seldom include the rest of the board members.

Regarding the Ambler questions - I believe that we aren't at a point to answer questions from the Amblers. The Board/HOA is not in a position to have to respond to their questions. They were notified of a hearing which they were unable to attend. We are now attempting to schedule another hearing date agreeable to the board, John Leach and the Amblers. If they don't attend the hearing then we will have no choice but to follow the NRS 116, and the NAC guidelines set forth for alternative dispute resolution just as we are doing with Mr. Nelson on Beacon Ridge. It was your statement in our Executive Session that we better have John Leach be there to respond to Ambler's issues and that is exactly what we are doing.

When we agreed to be on the HOA Board we said that we would represent all of the 699 homeowners and not have a "special interest". I want to believe that is the case for all of our Board members.

Last but not least, I think that meeting with John Leach is vital to our Board working together on all matters. John's expertise is in HOA's and that is why he was hired. He has dealt with all of the above issues as well as hundred's more. As you say, we pay him a lot of money, then don't you think we should listen to what he has to say. John works very closely with the drafters when new laws are being formulated. He is well aware of the intent of the laws.

I have a copy of a letter that I received recently which I will leave on your front door or with Wendy, if she is home this morning. I came by last night but there were multiple cars in front of your house so I didn't want to interrupt.

Patti

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Content-Encoding: base64

ATCH #14

payment for resodding issue and fence maintenance release issue

Subject: payment for resodding issue and fence maintenance release issue
From: "Frank Adams" <fadams@cascadeaccess.com>
Date: Fri, 31 Mar 2006 07:55:17 -0800
To: "Barb Ellestad" <barb@bjellestad.com>, "Doug Bruneau" <mdbjoy@cascadeaccess.com>

Good morning!

I heard from Pat Taylor yesterday afternoon on the above issues. A meeting has been tentative scheduled with John Leach for the middle of April to discuss these items and other subjects. He has been out of town and involved with multiple projects with the Real Estate Division's Commission for the past few weeks. If I hear anything before that meeting I will let you know. Hope you have a great weekend.

Patti

ATCH #15

RE: payment for resodding issue and fence maintenance release issue

Subject: RE: payment for resodding issue and fence maintenance release issue
From: "Frank Adams" <fadams@cascadeaccess.com>
Date: Mon, 15 May 2006 23:03:43 -0700
To: "Barb Ellestad" <barb@bjellestad.com>

I can meet with you tomorrow afternoon about 4 p.m. for a few minutes. Frank's PT takes quite a number of hours each day in addition to his business with the Chiefs and Sheriffs. I'm helping out with that stuff, house things and I'm still trying to get everything together for the Board meeting on Wednesday. If that will work for you, why not call and let me know. I'm not checking e-mails much right now - too many other things going on. Since you have already spoken with Arlis and Leo, I'm not sure what else I can tell you.
Patti

From: Barb Ellestad [mailto:barb@bjellestad.com]
Sent: Monday, May 15, 2006 4:50 PM
To: Frank Adams
Subject: Re: payment for resodding issue and fence maintenance release issue

Hi Patti, hope Frank is on the road to recovery, and is doing much better. Doug and I still want to talk to you. Please let me know when this week would be a good time.

Thanks Scott

Frank Adams wrote:

If we could get together later in the week it would be better. Doug is certainly welcome to join us. We have a bunch of stuff to complete today before we head for St. George in the morning. He has a class at 9 a.m. Utah time and then a filter implant at 12:30p.m. We are staying overnight Monday in Utah. The surgery time for Tuesday has not been set and they will notify us on Monday afternoon.

From: Barb Ellestad [mailto:barb@bjellestad.com]
Sent: Saturday, May 06, 2006 2:31 PM
To: Frank Adams
Subject: Re: payment for resodding issue and fence maintenance release issue

Hi patti, hope Reno was fun. Thanks for the e-mail. I'm working Sunday morning until about 1.P.M. I talked to Doug, he would also like to attend since he was in on the first meeting. If tomorrow afternoon is good let me know. Franks knee is more important, but if we can talk before that happens that would be great.

Thanks Scott

Frank Adams wrote:

RE: payment for resodding issue and fence maintenance release issue

Welcome home. Hope you both had a wonderful time.

It was great to spend time with Helen. She is a lovely lady and everyone enjoyed visiting with her. I would be happy to talk with you about the meeting with John Leach regarding the sod issue. We are leaving for Reno this afternoon and will be home late on Saturday. Frank has his surgery next week so we are rushing at this point.

We did not get a written opinion from him as all of the Board and Pat and Laurie were in attendance. Pat posed the initial question to John from my e-mail to her after talking with you and Doug. We will be talking about the issue at the upcoming Board meeting under the officers comments.

The Security Gate issue should have been placed under New Business. It was supposed to have been discussed at the last meeting but we did not receive the information until the night of the meeting. We will make an announcement at the meeting that it should be under "New Business".

Hope this helps

Patti

From: Barb Ellestad [<mailto:barb@bjellestad.com>]

Sent: Monday, May 01, 2006 1:49 PM

To: Frank Adams

Subject: Re: payment for resodding issue and fence maintenance release issue

Hi Patti: Vacation was fun, but as usual, to short. How was Brianhead? I will also tell you in person, but thanks for taking Helen to lunch. That was very thoughtfull. I heard that you had your meeting with John Leach on the 19th. Artis approached me and told me what went on on the sod issue, then later so did Leo. After hearing thier interperations of what was said at diffemt times it sounded to me that they were at two different meetings. Would it be possible to talk to you about it? Also, did we get a written response from John? Do we also have the initial written question that was asked to get the response?

I also noticed on our upcoming meeting on the 17th, there is an item under old business, #7. (A) Security Gate for RV Lot- Review and Approve. I know there was supposed to be a discussion on it at the last meeting according to Jim Clark, he told me about the gate system. I didn't think that was talked about. I called Norm to pick his brain, he also said no discussion took place at the last meeting for this item. I was curious as to how we can review and approve an item under old business that never took place?

Thanks Patti

Scotty

Frank Adams wrote:

Good morning!

I heard from Pat Taylor yesterday afternoon on the above issues. A meeting has been tentative scheduled with John Leach for the middle of April to discuss these items and other subjects. He has been out of town and involved with multiple projects with the Real Estate Division's Commission for the past few weeks. If I hear anything before that meeting I will let you know. Hope you have a great weekend.

Patti

Subject: Inappropriate expenditures of HOA Reserve Funds Issue for Senator Hardy
From: <barb@bjellestad.com>
Date: Fri, 19 May 2006 06:48:14 -0700
To: barb@bjellestad.com

18 May 2006

RE: Inappropriate expenditures of HOA Reserve Funds

Dear Senator Hardy,

My name is Scott Ellestad and I reside in Sunset Greens in Mesquite NV. About 18 months ago you helped our HOA with a ruling on NRS116. We are presently having a dilemma on a NRS116 ruling between the homeowners, the BOD, and our HOA lawyer John Leach.

In brief, last year our BOD spent over \$88,000.00 on grass resodding within the HOA all of which came from our Reserve Fund money. According to our BOD 60% +/- of the total amount was used on back yards of attached villas because of pest damage. Our CC&R's state that back yards of attached villas are not common elements of the HOA and pest control is the homeowners' responsibility.

We drew the attention of our BOD president to NRS116.3115 2.(b) which states that Reserve Fund money will only be spent on major components of the common elements. NRS116.017 2. states common elements are owned or leased by the association, other than a unit. Our BOD president asked for advice from our HOA management company, Taylor Management, who stated that it was completely legal to spend Reserve Fund money on backyard resodding, but suggested getting an opinion from our lawyer, John Leach. It is our understanding that Mr. Leach gave a verbal opinion stating that NRS116.3115 2.(b) was a flawed law. He mentioned that it had been arbitrated many times and the ruling always sided against NRS 116 and with the individual HOA CC&Rs. In essence his verbal opinion was that HOA CC&Rs outweigh the NRS. Therefore it was legal for our BOD to spend Reserve Fund money for non-common elements.

Without a written opinion from Mr. Leach, we homeowners have nothing to review. It would be very much appreciated if you could shed some light on NRS116.3115 2.(b). Is this a flawed law as Mr. Leach stated? Have there been prior problems with it? Do the CC&Rs outweigh the NRS? If there have been any arbitrations on this issue, is it possible for us to get copies of the arbitration opinions along with the rulings.

We thank you for your time and effort on this issue.

Scott Ellestad
1431 Pinehurst Dr.
Mesquite, Nv. 89027
702-346-6432
barb@bjellestad.com
FAX: 240-248-4314

ATCH #17

Patti Adams
President, Board of Directors
Sunset Greens Homeowners' Association

7-14-06

Patti, Doug Bruneau and I had two different meetings with you on various subjects over the last couple of months. One of the main topics of conversation in both meetings was using reserve fund money for noncommon elements (sod for backyards) in our association and why we spent any money at all on individual backyards of homeowners who clearly violated our CC&R'S according to your January 2006 letter about pest infestations.

You indicated that our lawyer, John Leach, had briefed the entire BOD and management company (at a meeting in Las Vegas) that it was legal to spend reserve money as you have, because the law was "flawed," and that the CC&R'S outweigh the NRS! You said you didn't know what is flawed in the law or how long it has been flawed.

The reason for the meetings between you, Doug, and myself was that after my conversations with Arlis and Leo, it sounded like they were at two different meetings. After our (you, Doug and me) first meeting we had almost three different versions of what John Leach had told the BOD. You stated that you didn't know if minutes were taken at the meeting with John Leach regarding the reserve fund monies.

Everything this association has done in the past, whether dealing with the fence issue, insurance, city, attorney opinions, all the T's have been crossed and the I's dotted until the reserve fund spending issue. Doug and I felt that this issue was important enough to get a written response. Senator Warren B. Hardy II was contacted and asked if he would help us get some type of written response regarding the supposed conflict between the NRS and our CC&Rs. He was gracious enough to say yes. He forwarded our concerns to the legislative staff in Carson City to help provide a written opinion and Craig Hoffecker became our contact person.

During my fourth conversation with Mr. Hoffecker he stated this issue is extremely complicated and suggested we additionally pursue it through the Ombudsman's office. He stated his office is still actively pursuing an opinion about the issue. We find it very interesting that the staff in Carson City finds this issue extremely complicated and suggests we also go through the Ombudsman's office. Yet our association lawyer, in only a very short period of time, gives you and the rest of the BOD a verbal opinion, saying we're good to go, and the BOD uncharacteristically did not get anything in writing.

We feel these issues are of the utmost importance not only in regards to the legal aspect, but also the thousands of dollars that have been spent, and apparently will continue to be spent from our association's reserve fund. We respectfully request that all future expenditures of our reserve fund monies follow to the letter NRS 116.3115 2.(b) until we receive a written opinion not only from Mr. Leach, but legislative staff and the Ombudsman's office. Our association's CC&Rs, para 1.8, are consistent with NRS, neither of which allow reserve fund monies to be spent on noncommon elements.

Doug and I respectfully request you provide us a written response to this request by July 25, 2006.

Thank you,

Scott Ellestad

Doug Bruneau

ATCH #18



Taylor
Association Management

July 21, 2006

Mr. Scott Ellestad
1431 Pinehurst Drive
Mesquite, NV 89027

Dear Mr. Ellestad,

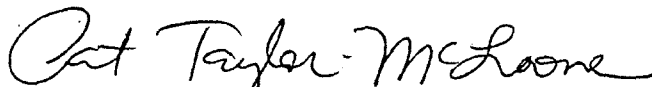
I am in receipt of your letter, dated July 14, 2006, addressed to the Board of Directors of Sunset Greens Homeowner's Association. It was faxed to my office on July 17, 2006.

I am responding, per your request, to advise you that we did receive the letter, and that it has been forwarded to the association's general counsel attorney, John Leach, for his review and response.

This office will advise you when we have received a response from Mr. Leach.

Thank you for your letter, and your interest in Sunset Greens.

Sincerely,



Pat Taylor-McLoone, CMCA
Community Manager
For: Sunset Greens HOA

cc: BOD
Douglas Bruneau

ATCA #19