opening Statement

10a

NRS116.3107 states – The Association has the DUTY to provide the maintenance, repair and replacement of the common elements

CC&Rs Item 7 states it's the Associations responsibility for maintenance, repair and upkeep of the private roads.

Neither the CC&Rs or NRS state you do the best you can with the 200 dues budget. It is your duty to maintain the roads if you don't the state will appoint a Management Company who will.

In March 2020 Mark Gunderson gave the Board the opinion

THE BOARD ONLY HAS THE POWER TO IMPLEMENT BUT NOT ALTER THE CC&Rs – TO ALTER THE CC&Rs REQUIRES THE MEMBERSHIP APPROVAL 50% + 1

The Board is attempting to alter the CC&Rs with the document titled

ROAD STANDARDS

The document has never been an agenda item- never opened to the members of the association for comment – never approved by the board or the HRPOA attorney

Item on agenda states " 4 wd standard" as per the CC&Rs the CC&Rs say 4 wheel drive roads NOT standards