

July 31, 2006

Senator Mike Schneider  
D-District 11  
6381 Sandpiper Way  
Las Vegas, NV 89103

Dear Senator Schneider:

Thank you for returning my phone call today. It was a pleasure to talk with you briefly about some of our concerns with the Copper Palms Homeowner Association.

Per your request, Copper Palms Realty LLC is owned by Robert Colucci and Dario DeLuca.

Enclosed is the notice we posted on the bulletin board to invite the residents, of Copper Palms Condominiums, to attend the 8/2/06 City Council meeting.

I look forward to hearing from you with regards to our concerns.

Respectfully,



Ms. Prudence P. Crane  
1150 N. Buffalo Dr. Unit #2026  
Las Vegas, NV 89128  
(702) 655-7353

Submitted at City Council  
Date 8/2/06 Item # 86

# **ATTENTION ALL RESIDENTS (HOMEOWNERS & RENTERS)**

## **YOU WILL WANT TO ATTEND THE CITY COUNCIL MEETING**

**DATE: WEDNESDAY, AUGUST 2, 2006**

**TIME: 1:00PM-4:30PM      ITEM # 86**

**PLACE: CITY OF LAS VEGAS  
CITY COUNCIL CHAMBERS  
400 STEWART AVENUE  
LAS VEGAS, NV 89101**

**FOR QUESTIONS CALL: COUNCILMAN WOLFSON  
(702) 229-6405**

- 1. THE MAYOR AND THE CITY COUNCIL HAVE DIRECTED THE TITLE COMPANIES TO PRESENT A POSSIBLE SOLUTION TO CORRECT OUR DEEDS AND TITLE POLICIES**
- 2. THIS POSSIBLE SOLUTION COULD HAVE AN IMPACT ON OUR SAFETY AND ALSO, IMPACT OUR CURRENT ADDRESSES WITHIN OUR COMMUNITY**
- 3. THE MAYOR AND THE CITY COUNCIL ARE LOOKING FORWARD TO OUR ATTENDANCE**

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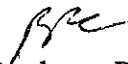
Dear Senator Schneider:

Mayor Oscar Goodman has personally urged us to contact you regarding our Copper Palms Homeowner Association.

1. We cannot get satisfactory information pertaining to our Reserve Funds.
2. We have a Board Member, who after repeated questioning from the homeowners for many months, refuses to substantiate his home ownership.
3. We have received only 2 annual operating budget statements. They do not include the Reserve Funds data.
4. We have not received any quarterly financial statements per the Nevada Revised Statutes. Ref: NRS 116.047, NRS 116.110346, NRS 116.31083 (6) ©, (6) (e).
5. Two members of the Executive Board are employees of the seller. A third member of the Board has alliance to the seller which is questionable. As of several months ago the seller owned only 6 of the 248 units.
6. There are numerous irregularities that we can present upon request.
7. The decisions of the Board are not presented to the homeowners for voting.

There is a possibility that the seller knew we were getting defective deeds and title policies at the time of purchase. It would appear that all 248 new owners have received deeds to other units, not their own.

We look forward to hearing from you.

  
Ms. Prudence P. Crane  
1150 N. Buffalo Dr. Unit #2026  
Las Vegas, NV 89128 (702) 655-7353

Rev. Edwina D. Stranahan  
5148 Future Dr.  
Las Vegas, NV 89130 (702) 655-0843