



February 10, 2026

High Country Estates  
C/O Shelby Cardall  
North HOA Management  
2723 S Hwy 89, Suite 1  
Wellsville UT, 84339

RE: Reserve Study

Ms. Cardall,

I have been contacted by High Country Estates to evaluate the reserve components, and reserve responsibility of the association.

I have reviewed the plat map, the Amended and Restated Declaration of Covenants, Conditions, and Restrictions, and discussed the association with the client. After this review, and discussion, it was determined that the common areas of the community are four open space areas.

These open space areas are mostly natural vegetation areas that are maintained as necessary as an operating expense.

With all of the common areas maintained as an operating expense, there are no reserve components in the association.

With no reserve components to be included in a reserve analysis study, there is no need for further reserve analysis, or for a reserve analysis study to be performed.

We advise the client to review any possible changes to the association each year. If the association adds any common area, or reserve components, then we advise the association to have another reserve analysis performed by a professional reserve analysis company.

Sincerely,

Dale Gifford  
Utah Regional Manager  
Complex Solutions, Ltd.  
Reserve Specialist (RS) #231  
Professional Reserve Analyst (PRA) #2320  
Professional Community Association Manager (PCAM) #1740