

**Las Vegas Ranch Estates  
Property Owners Association  
Board of Director Meeting Minutes  
December 6, 2017**

The meeting was called to order at 5:00 pm with quorum established by all Directors present: Kurt Wilkinson, President; Dan Searer, Vice President; Tom Turner, Secretary Joe Dalmas, Treasurer; and Mark Spiegel, Director at Large. Cindy Leath, HOAMCO representative and approximately 10 homeowners also present.

**Approval of Minutes**

Mark moved for approval of the minutes from the September 6, 2017 Open Session. Dan, second. Passed unanimously.

**Financial Report**

Joe reported that as of October 31, 2017, the reserve balance was \$135,104.54. The operating balance was \$45,477.34. The year to date expense is \$34,256.33 and the year to date expense budget is \$48,485.10 allowing for a year to date positive variance of \$14,228.77. The Equity Operating amount is \$22,740.89.

**Management Report**

Cindy Leath provided the management report which included information on the Annual Meeting, to be held March 8<sup>th</sup>, with one open position becoming available (Kurt Wilkinson). Requests for statements of interest will be going out mid-December. The CPA engagement letter from Schutte & Hilgendorf was presented to Joe for signature. The 2018 invoices were mailed with a copy of the 2018 budget to all LVRE owners.

**Committee Reports**

**A. Roads Committee – Ralph Istwan**

There have been many volunteers who have helped work on the roads, including Joe & Linda Dalmas, Dan Searer, Darrel Bryant and

Andy Jablow and all are greatly appreciated. We are currently awaiting material delivery and then will apply at a few places when the first 60 degree day arrives.

**B. ARC Committee – Dan Searer**

No new plans have been submitted since the last meeting. Brian Peterson, owner of lot 57, introduced himself and stated that he hopes to begin building in 2018.

**C. Landscape Committee – Charles Main**

Charles stated that a new pump controller for the irrigation at the front gate was installed and that the irrigation systems at all three gates have now been winterized. Grounds have also been fertilized. There is a culvert at Camp Wood that needs to be cleared. Charles will meet with the County inspector to determine when it can be cleared. Additionally, rock in the landscape at both entrances to Camp Wood has shifted due to rain, run off, etc. and Charles will provide the Zebrascape estimate to replenish to Joe for consideration.

**PREVIOUS BUSINESS**

Cameras at gates – Darrel Bryant had done research on the possibility of adding cameras at the gates, to record any incidents of vandalism to the gates. There are logistical problems with storage and retrieval availability and the cost is very high, over \$12K, and would require wi-fi capability at the gates which would be an additional \$70 per gate per month. Considering these factors, and as incidents have all but ended since the new signage was added at the gates, and contractors notified about the additional fines for abuse of the gates, the item of cameras at the gates is now closed.

## **NEW BUSINESS**

### **Action Without Meeting Resolutions**

Items approved by the Board by unanimous written consent in between meetings were: Approval to increase contractor fines for gate abuse, 10/9/17 and approval of Park Pro estimate for new gate telephone entry systems at all three gates was made on 10/31/17.

### **OPEN FORUM**

Q. Is there a rule or guideline decorative fencing? Owner would like to add ornamental split rail fencing.

A. Please submit a sketch of the location and type of material to the ARC for consideration.

There is no mention in the architectural guidelines regarding perimeter fencing, so this item should be considered by the ARC next year.

Lot 35 is advertised in the MLS as having access by Camp Wood road. The CCRs require ingress and egress to LVRE through the gates not by other means. The gaps in fencing were likely for cattle and not intended to become an access road of any kind. Joe will contact the realtor to inform him.

There was a discussion regarding the use of ATVs in LVRE. Currently, use would be restricted to your own parcel, unless licensed for public roads and driven by a licensed driver on the LVRE public roads. Riding ATVs across other owners' land would be a trespassing matter.

Based on the last two items discussed, the Board agreed that some type of Rules & Regulations should be written. Although we do not want to have a cumbersome set of rules, a committee should be formed to determine a policy for items that need more description than what is currently in the CCRs. Joe agreed to chair a committee and Tom Turner and owner Brian Peterson agreed to volunteer as members.

Kurt Wilkinson stated that he does not intend to run for the Board again when his term expires in 2018. He enjoyed his time on the Board, which he stated was clearly out of his comfort zone. He thanked Joe for being a great steward of the Association finances. Those in attendance thanked Kurt with a round of applause.

Next meeting is the Annual Meeting on March 8<sup>th</sup>. Having no further discussions or questions, the meeting was adjourned at 5:45 p.m.

Respectfully submitted, Cindy Leath, acting recording secretary

DRAFT