

**Las Vegas Ranch Estates  
Property Owners Association  
Board of Director Meeting Minutes  
December 7, 2016**

The meeting was called to order at 4:00 pm with quorum established with Dan Searer, Vice President; Joe Dalmas, Treasurer; Tom Turner, Secretary; and Mark Spiegel, Director, all present. Kurt Wilkinson, President, absent with prior notice. Cindy Leath, HOAMCO representative and ten (10) homeowners also present.

**Approval of Minutes**

Tom Turner moved that the minutes from the September 7, 2016 Special Meeting and Board of Directors Meeting be approved. Mark Spiegel, second. Passed unanimously.

**Financial Report**

Joe Dalmas provided the financial report as of October 31, 2016. The reserve balance is \$36,724.11. The operating balance is \$49,591.77. The year to date expense is \$43,587.38 and the year to date expense budget is \$51,650.00, allowing for a year to date positive variance of \$8,063.22. The Board approved an additional transfer to the Reserves of \$23,000 in November.

**Management Report**

Cindy Leath provided a written management report to the Board. Item of note, the Annual Meeting will be held in March and the request for candidates will be mailed out later this month.

**Committee Reports**

**A. Roads Committee – Ralph Istwan**

Several potholes have been filled and the roads are holding up well. It is possible that the next chip seal could be delayed for another year to year and a half.

**B. ARC Committee – Dan Searer**

There has been one plan submitted and approved. Awaiting an approved grading plan for lot on Slate Road.

**C. Landscape Committee – Bob Whitney**

Provided a written report to the Board.

**D. Website Committee – Tom Turner**

We have about 50-100 visitors a month to the website, mostly to review documents. It appears the website is serving its purpose. Meeting agendas and meeting minutes can be found by following the link on the webpage.

**PREVIOUS BUSINESS**

None

**NEW BUSINESS**

None

**OPEN FORUM**

The Kensions stated that all the agricultural leases have been mailed out and the terms are now five (5) years (and will stay that way unless the County changes it). Approximately 30 out of 60 have been returned; it is advantageous to have them in by the end of the year.

There was a suggestion to have a list of preferred vendors added to the website for local services (electricians, pest control, etc). Dan Searer stated the Board would consider but can't make recommendations for liability reasons. Perhaps owners can send in their reviews to the website.

Q. The Northwest ridge off LVR Road has a lot of dead trees. Is there something that can be added to the Guidelines to provide guidance to homeowners on maintaining lots to lessen fire danger?

A. The Association does not want to speak to areas for which they do not have authority or knowledge. The Wildland Fire representative who visited LVRE and spoke at the Fire Station stated that we are in good shape and there was no

concern over the conditions in LVRE. We suggest if you, as an owner, are concerned, to check with the Forest Service for ideas to create defensible space around your home.

Q. Was the question from last meeting answered and confirmed that all new owners are receiving Design Guidelines, information on lot clearing, and other governing documents?

A. Yes, these documents are all part of the escrow process and new buyers cannot close until they have signed their acknowledgment that they are buying in a deed restricted community and have received the documents.

Bob Whitney asked if anyone has dead wood on their property that they would like removed at no cost to them, to please contact him directly. A local pastor will cut and pick up the wood to deliver to elderly persons who may be in need of reducing their utility bills by using the wood for heat.

No further discussions or questions.

### **ANNOUNCEMENTS**

Next Board meeting is the Annual Meeting on March 9, 2017.

### **ADJOURNMENT**

Dan moved to adjourn at 4:35 p.m., Mark Speigel second.