

**Las Vegas Ranch Estates
Property Owners Association
Open Board Meeting Minutes
June 3, 2015**

The meeting was called to order at 4:03 pm with quorum established with three Board members present: Kurt Wilkinson, (President), Joe Dalmas (Treasurer), and Mark Spiegel (Director). Dan Searer (Secretary), and Mark Watson (Director), absent with prior notice. Cindy Leath, HOAMCO representative, also present.

Approval of Minutes

Joe motioned that the May 6, 2015 Board of Directors meeting be approved. Mark Speigel, second. Passed unanimously.

Financial Report

April financial report was provided by Joe Dalmas.

Management Report

Provided in writing and included in the Board packet.

Committee Reports

A. Road Committee

Ralph Istwan, Chairman provided a road update. All road easements, with the exception of Hitt Wash, were sprayed for weeds. It can take up to 3 weeks for the weeds to begin dying off. Dan Searer will cut the weeds and, following that, a sweeper will be rented by Andy Jablow to clear the gravel and any debris from the roads. Cold patching will then begin and in about 6 weeks, crack sealing will be done. All entrance and exit gates are in process of being repainted.

B. Landscape Committee

Analysis of proposals from Carescape, Concepts to Reality, Zebrascaapes, Nature West, and Manzanita Landscapes was provided by Bob Whitney, Landscape Chairman. After review and discussion, Bob recommended using Zebrascaapes for one time per month from June through November and then

revisiting the needs of the community. Kurt motioned to accept the Committee's recommendation, Joe second. Passed unanimously.

Kurt offered to allow the Committee to use his mower, if needed in between monthly service calls by Zebrascapes.

C. ARC – Architectural Review Committee

Dan Searer was absent. Kurt Wilkinson stated that the Architectural Guidelines were still being reviewed and changes being discussed. HOAMCO has provided information on pricing and services for architectural review for new homes.

D. Website Committee

Tom Turner, Committee Chairman provided information on the new Las Vegas Ranch POA website that is in progress. The new site is public and the address is www.lvranchpoa.com. The purpose of the site is to: 1) provide Owners with information on agendas, minutes and governing documents and act as a reference manual for living in LVRE (i.e. information on flora/fauna, sustainable living, etc); 2) to provide sales information and listing of properties for sale in the community, and; 3) include current items of interest to the community (i.e. schedule of road work, gate problems, etc). Tom asked that an eblast be sent to all LVRE owners who have provided email addresses, asking that they review the website and offer any comments, suggestions, etc.

Previous Business

Road Easement Responsibilities

The road easements in the community are fence line to fence line or 50 feet from center roadway line to each side of the roads. Owners have the right to perform work on their properties within the easements as long as it is not detrimental to the POA's use of the easement. The revised architectural guidelines will include requirements for easement and lot clearing.

New Business

Whitney Parcel Combination Request

A discussion of combining two parcels resulted in Joe making a motion that if parcels are combined, the ability to split again is forfeited, there would be a corresponding loss of votes for the single parcel and the assessments would be reduced to one assessment. Mark Spiegel, second. Discussion between the Board and additional discussion with owners presented resulted in Joe rescinding his motion and Mark rescinding his second. The matter has been tabled for legal review to determine proper procedures for 'undoing' a Developer split, original combinations of non-Developer split parcels, payments of assessment, etc.

Management Agreement Change

The original management agreement was based on a 'per door' basis, typically charged to Developers as the community begins growing. In order to provide the Association with a lower cost with stable monthly fees, HOAMCO provided an addendum to the contract for a flat fee of \$1,200 monthly beginning July 1, 2015. Mark Spiegel moved to accept, Joe second. No discussion. Approved unanimously.

Open Forum

Q. What was the outcome of the pinon scale problem noted on lot 66?

A. Forest Service came out to meet with Tom Turner on the matter. Eggs have now hatched, so there is nothing more that can be done this season. It is a hit and miss situation as to where scale will affect trees in the community. An alert will be added to the website in the spring, notifying Owners that if they find egg masses on tree trunks, they should be removed then.

Q. Who is responsible for the maintenance of Slate Road?

A. This road was built by an Owner, does not meet Association standards, and was not approved by the Board of Directors or the ARC. The matter will be reviewed with the Association's legal counsel for resolution.

Announcements

Next Board meeting is scheduled for July; however, the Board is considering going to quarterly meetings, now that the Association is gaining stability under

homeowner Board control. Once a decision is reached in this matter, Owners will be notified.

Having no further business, the meeting was adjourned at 5:50 p.m.

Respectfully submitted,
Cindy Leath, acting recording secretary

DRAFT