

**Las Vegas Ranch Estates
Property Owners Association
Board of Director Meeting Minutes
June 6, 2018**

The meeting was called to order at 5:00 pm with quorum established by all Directors present. Introductions of the new Board for 2018 are Joe Dalmas, President; Tom Turner, Vice President; Mark Spiegel, Secretary; Darrell Bryant, Treasurer; and Dan Searer, Director at Large. Cindy Leath, HOAMCO representative and approximately 10 homeowners also present.

Approval of Minutes

Open Session Board Meeting, December 6, 2017. Darrell moved to approve; Dan, second. Passed unanimously.

Organizational Meeting Minutes, March 8, 2018. Mark moved to approve; Darrell, second. Passed unanimously.

Executive Session Board Meeting, April 20, 2018. Darrell moved to approve; Tom, second. Passed unanimously.

Financial Report

Darrell reported that as of April 30, 2018 the Reserve Balance was \$199,569.16, the Operating Balance was \$84,407.55 and there was a positive year to date variance of \$2,754.84. We will likely use that for upcoming expenses. Written report provided to membership.

Management Report

Cindy Leath provided the management report in written form to the Board. She mentioned that the insurance package policy will renew in September and no notice of increase has been received. The budget process will begin in August with a draft provided to the Board for use in formulating the 2018 budget.

Committee Reports

A. Roads Committee – Ralph Istwan

There have been about 30 road patches done this year and probably another 12 to be done before the monsoon season. Ralph estimates it will be another 15-18 months before the roads will require a chipseal.

B. ARC Committee – Dan Searer

Martucci on Jasper Ridge and Peterson on Las Vegas Road are currently under construction.

C. Landscape Committee – Tom Turner

The Board thanked Charles Main for his efforts as Landscape Chairman. Charles resigned from the Committee due to other personal commitments. Tom Turner has been appointed to oversee Zebrascapes and Tom will be working to resolve the pump issues at the front gate. In the meantime, hand watering is being done. Thanks also extended to Bob Whitney, Lynn Baker, and Ruth Jablow for planting and maintain new flowers at the front entrance.

PREVIOUS BUSINESS – n/a

NEW BUSINESS

Approval Process for Expenditures

Darrell stated that a policy should be put in place to add additional oversight of the finances for LVRE POA. Darrell read the proposed policy which allows committees to expend approved budgetary funds without needing Board approval, but provides other approval steps for items outside the approved budget. Mark moved to adopt the policy; Dan, second. Passed unanimously.

Policy for Approving Lot Line Adjustments

Tom provided information to create a policy for lot line adjustments in LVRE. The main reasons are to allow owners to make minor adjustments to their lot lines as long as there is no impact to the revenue stream and that the adjustments are less than 6 or 7 acres. The policy will further define the

adjustment criteria and differentiate between a lot line adjustment and a lot split. The Board will review each request after the ARC makes a site visit and a recommendation to the Board for consideration. A copy of the approved policy will be incorporated into the Rules & Regulations, posted on the LVRE website, and be included in Disclosure documents for the community. Because Tom is preparing a lot line adjustment request for his properties, he recused himself from the Board vote. Dan moved to adopt the policy; Mark, second. The remaining eligible Directors voted in favor.

Action Without A Meeting Resolution

The Rules & Regulations for LVRE were adopted by the Board electronically on 4/13/18.

OPEN FORUM

Joe thanked Dan & Cheryl Searer for hosting an evacuation meeting at their home and providing information that has been now uploaded to the website. Joe also reported that he attended a HOAMCO sponsored seminar on drones in the community. The airspace above your property is governed by the FAA. If drones are nuisance to you, a complaint can be filed with the FAA. It is illegal anywhere to shoot down a drone.

Q. Have the Park Pro service calls decreased since the new equipment was installed?

A. Yes, there have been only two service calls this year. One for the Fair Oaks gate on a very windy day and one for Camp Wood North exit gate.

Q. Bob Whitney reported that he has seen a lot of cigarette butts on the roadside throughout the community. An eblast was sent to owners, but who can tell vendors or contractors?

A. The ARC will make sure the word gets out to contractors. Cindy will research and obtain information on how to report littering/cigarette butts to authorities and eblast it to residents.

Q. Who is responsible for the pump and water tank at the Camp Wood North entrance?

A. The pump and water tank belong to the Association. The pump and well are on Association property and the tank is on a private owner's property. Peter Gooding had made these arrangements prior to transition and we will continue to honor these agreements.

Q. How do we get the word out to people to stop speeding and tailgating in the community?

A. Cindy will eblast a reminder to owners that the speed limit is 40mph and ask that everyone observe basic traffic laws and safety. Also to be on the look out for cattle, especially on nights when the moon may not be bright.

Q. How do I make a complaint against another owner?

A. Please use the HOAMCO complaint form. Arizona statute provides that complaints be in writing and cannot be anonymous. Tom will upload the complaint form to the website. The Courtesy Notice does not include the name of the observer, but fine letters are required to show the first and last name of the complainant.

Q. Can owners call and ask who complained against them if they receive a Courtesy Notice?

A. No. A request for this information must be in writing within ten (10) days of the date of the notice and sent in a very specific manner to the Board.

Next meeting is on September 5th. Having no further discussions or questions, the meeting was adjourned at 6:00 p.m.

Respectfully submitted, Cindy Leath, acting recording secretary