

**Las Vegas Ranch Estates  
Property Owners Association  
Annual Meeting Minutes  
March 9, 2017**

The meeting was called to order by Kurt Wilkinson at 6 p.m. All Directors were present and introduced themselves, Kurt Wilkinson (President); Dan Searer (Vice President); Joe Dalmas (Treasurer); Tom Turner (Secretary) and Mark Spiegel (Director), along with Cindy Leath, Community Association Manager (HOAMCO). Thirteen homeowners also present.

Quorum for the meeting was established with 101 parcel votes (47 necessary) represented by 38 ballots. A call for ballots was made by Cindy Leath and the election was then closed.

**President's Report:**

Kurt reported that since the last Annual Meeting, not much has changed and the Association retains stability. Ralph Istwan is doing a great job on the roads, which are our highest value. Our dues offset the monies necessary to keep the roads in good condition.

In 2016 there were 15 properties sold. There are currently two homes under construction and a few outbuildings are in process. There are no new submissions at this time; however, we anticipate more action in 2017. The main concern for the Association is the interface between the lot and the road, as this is where the most damage to the roads occurs. New construction will be required to install the apron prior to construction start.

**Treasurer's Report:**

Joe Dalmas provided the financial report for the year, stating that we ended 2016 in better financial shape than in 2015. We received \$14,000 in additional income for architectural review fees, which is an unbudgeted item. We had \$20,000 in administrative expenses and \$26,000 in common area expenses, for a total expense of \$50,000; a reduction of \$2,500 from 2015. We transferred \$73,000 to our Reserve funds in 2016 vs \$52,500 in 2015. Even with cost of seal coating the roads, we continue to build our reserves and hope to transfer \$75,000 in 2017. With help of all our members, we are able to save more monies with in house web development and administration (Tom Turner), Road Committee and volunteers (Ralph Istwan and others), homeowners pulling weeds, mowing roadsides, etc. which reduces costs but provide more services and value to the community.

**Results of Election**

Cindy Leath mentioned that the membership is provided 3 votes per parcel, or less if parcels have been split. The voting is not cumulative, so owners should split their votes amongst the candidates. Joe Dalmas and Mark Spiegel were elected for three year terms, the 2016 meeting minutes were approved and IRS Revenue Ruling passed.

Kurt encouraged owners to consider running in the next election and become involved.

## Open Forum

Q. Are builders/contractors charged a fee that can be held back?

A. If they deviate from the approved plans or don't meet specifications, we can hold funds.

Q. What about damage to the roads?

A. If the roads are damaged during the construction process we can withhold funds. That being said, we have to look at the situation carefully to determine if the damage was due to the construction process or if the road deteriorated due to water intrusion. This past year we had a lot of water and freezing, which is very detrimental to our fragile roads.

Q. With the build up of Reserves, what is the plan for the roads?

A. We will use Ralph's recommendations on what is necessary. Right now he is doing everything he can to preserve our roads for as long as possible. We anticipate that we will not have to do anything major for another few years.

Q. Did the Kelly well construction damage the roads.

A. Dan Searer stated that area of road has a history of issues from an underground water source, so it is a unique situation and not easy to determine. Ralph did some minor repairs in the area.

Q. As out of bounds properties split, are there any restrictions on the use of the road?

A. All out of bounds owners pay an assessment and if split, we would get additional assessment monies. In return they have use of the roads; however, we will still require aprons to be built at road interface.

Q. Will all owners be required to put in apron?

A. All new construction is required to install an apron and we encourage grandfathered owners to install an apron. There has always been a requirement in the CCRs to have aprons, but the Developer did not enforce it.

Q. How many people live on the out of bounds parcel with all the trailers?

A. This property is not under the jurisdiction of the Association. Concerned owners should contact Yavapai County with their complaints/concerns.

Q. What can be done about quads cutting through LVRE to State land for hunting?

A. You can contact Game & Fish for immediate action, but this is something the Board will need to address and we will review it this year.

Q. Who is responsible for repair to the Williamson Valley Wash (just past the chapel)?

A. The POA is responsible. It is rare that there is enough water running through it to actually cause any damage.

Q. Who is responsible for clearing debris off the road and surrounding area of the walnut grove?

A. The Road Committee would ultimately clean it up, but owners are requested to responsibly drive around any debris and/or help by removing debris themselves if possible.

Having no further questions or comments the meeting was adjourned at 6:45 p.m.

Submitted by Cindy Leath, acting Recording Secretary

DRAFT