

**Las Vegas Ranch Estates
Property Owners Association
Open Board Meeting Minutes
May 6, 2015**

The meeting was called to order at 4:10 pm with quorum established with five Board members present: Kurt Wilkinson, (President), Dan Searer (Secretary), Joe Dalmas (Treasurer), Mark Spiegel and Mark Watson (Directors). Cindy Leath, HOAMCO representative, also present.

Kurt Wilkinson opened the meeting with introducing new community members and the Board of Directors introducing themselves.

Approval of Minutes

Dan Searer motioned that the April 1, 2015 Board of Directors meeting be approved. Mark Spiegel second. Passed unanimously.

Financial Report

Joe Dalmas provided the financial report as of May 1, 2015. The operating budget is \$52,858. There was \$8,927 spent that included road repairs and \$169 for Federal Taxes. The Road budget will be discussed in Committee Reports. There is \$45,000 available after last year's annual property owner's assessment and \$17,000 in equity carryover. The present reserve balance is \$63,000 and if the \$45,000 of last year's annual property owner's assessment balance is carried over this will leave a reserve amount of \$108,000 in reserves.

A question was asked by Charles Main regarding the Website. Kurt Wilkinson, President advised that this will be discussed in the previous business portion of the meeting.

Management Report

Cindy Leath, HOAMCO advised that a \$2,000,000 umbrella policy was obtained to supplement the general liability and Directors & Officers policy was obtained at a cost of \$850 for the balance of this year. There was also a payment made to Speed Connect for internet service of \$70.50 which Cindy requested be refunded, due to service termination. Speed Connect is mailing the refund.

Committee Reports

A. Landscape Committee

Bob Whitney, Chairman provided a report for the three entrances to Las Vegas Ranch, one at the main entry and the two entrances located on Camp Wood Road. Mr. Whitney advised that he has met with Carescape, Zebrascapes and Concepts to Reality Landscaping to get input on maintenance and repairs for all entries. He also has a scheduled meeting with Manzanita Landscaping and Natures West Landscaping. He will give us an updated report at the next meeting in June of his progress and input.

The timers for the entrance sign lighting for Las Vegas were reset by Mr. Whitney. He also advised there were some issues on the brightness of the lights from outside persons and he is going to address the lighting brightness and will advise.

The timers for the irrigation system were also reset and operator manuals for the timers were obtained and a copy will be given to Kurt for record keeping. Irrigation box keys were also obtained and are located at the timer boxes. Two small repairs were also made by Mr. Whitney to the drip irrigation system.

Mr. Whitney advised that he spoke briefly with Nelson Pierce, Las Vegas Ranch Proper on the maintenance to the Fair Oaks Road entry. The variables are that Las Vegas Ranch Proper will maintain the planting and plants in the flower box and Las Vegas Ranch Estates will maintain the grass cutting and irrigation system.

It was also discussed that Rose Miller would like to volunteer to help on the Landscape Committee. We advised Mr. Whitney that this is a committee decision and the Board of Directors does not have to vote on the committee members and/or volunteers.

Dan Searer advised Mr. Whitney that Kathy Kenson made a suggestion that an American Flag potentially be put in place at the Fair Oaks entry at a point in time when monies become available. Mrs. Kenson also advised Dan that

Steve Pierce was in favor of his process and would like to be kept advised when and where this will take place at the proper time.

B. Road Committee

Ralph Istwan, Chairman advised that 90% of the initial asphalt patches are completed and should be finalized by the next meeting. The Roads are going to be abated with an approximate eighteen inch weed control spray to help minimize the weeds growing into and damaging the pavement. All weed control sprays are ADOT approved chemicals. After the weeds are sprayed the Road edge will be swept to move the fine rock into the weed abated areas and help the roads edge. The rental fee for the road sweeper is approximately \$4,000 and Mr. Istwan will operate the sweeper. The normal yearly road cutting for weeds will proceed as normal approximately five to six feet back from the edge. Once the road sweeper is utilized the crack sealing will take place in order to maintain the existing road surface. There is also going to be road delineators put in place at the curve areas for safety reasons. These delineators cost \$20 each and \$750 has been budgeted for this phase.

Motion made by Joe Dalmas to approve the road budget of \$16,500, second by Dan Searer. Unanimously approved.

C. ARC – Architectural Review Committee

Dan Searer was given a suggestion for the individual property driveway entrance aprons from Andy Jablow, Homeowner and gave each of the Board members a copy of the suggestion. Dan Searer advised the board and the meeting participants that the ARC has been addressing the size of the aprons and are discussing changing the minimum size and maximum size in order for larger equipment (trailers, motorhomes, etc.) better accessibility. Dan Searer will keep the board advised on this process and present the change at a later date once the drawings are completed.

Dan Searer also discussed the HOAMCO Architectural costs with Cindy Leath, HOAMCO and that the LVRE ARC was advised they would receive a cost breakdown from Jeff Kreutzer, HOAMCO regarding these costs two weeks previously. Mrs. Leath checked with Mr. Kreutzer and the costs will be

presented to the LVRE ARC representatives by Friday, May 8, 2015. The LVRE ARC representatives will review and advise the results at the next Open Board session in June.

PREVIOUS BUSINESS

In our April 1, 2015 Board meeting Tom Turner agreed to spearhead a Website Committee. Mr. Turner was not able to attend this meeting, but presented his recommendations to the Board. The approximate yearly cost would be \$150, including volunteer time and effort. A question was asked by Charles Main regarding who would chair this Website. Joe Dalmas advised that Tom Turner volunteered to get this up and operating and he was certainly able to help Mr. Turner in this objective. Mr. Main concurred he would discuss with Mr. Turner.

A motion was made by Joe Dalmas for Tom Turner to be the chairperson for this Website. Second made by Dan Searer. Unanimously approved.

NEW BUSINESS

Motion made by Mark Watson, Director to approve the transfer of the \$45,000 balance of property owner assessments into the reserve account. Second by Mark Spiegel, Director. No discussion from property owners. Unanimously approved.

Second agenda item for New Business was the Las Vegas Road Easement. Dan Searer explained this was the road easement from the Main Entrance to the existing cattle guard that is outside the LVRE property. Kurt Wilkinson, President advised he will check into the deed requirements for this approximate 100' easement (between the fences on each side of the road) to see if the LVRE Board of Directors has any jurisdiction and control of plants, trees, etc. regarding maintenance and/or removal.

OPEN FORUM

Bill Kenson, Property Owner advised that he owns section #15 and #17 that was originally part of the third phase of LVRE. Mr. Kenson also advised that there are deed restrictions only if the parcels are ever developed into individual parcels and would have to meet those requirements. He also advised that Slate Road accesses

these parcels and that he pays one yearly assessment for each parcel for overall road usage in LVRE. No further discussions.

ANNOUNCEMENTS

Next Board meeting is June, 3, 2015

ADJOURNMENT

Dan Searer made a motion to adjourn at 5:45pm. Second by Joe Dalmas. Unanimously approved.

DRAFT