

**Las Vegas Ranch Estates
Property Owners Association
Board of Director Meeting Minutes
September 5, 2018**

The meeting was called to order at 5:00 pm with quorum established by all Joe Dalmas, President (telephonically); Tom Turner, Vice President; Mark Spiegel, Secretary; Darrell Bryant, Treasurer; and Dan Searer, Director at Large present. Cindy Leath, HOAMCO representative and approximately 14 homeowners also present.

Approval of Minutes

Open Session Board Meeting, June 6, 2018. Darrell moved to approve; Dan, second. Passed unanimously.

Financial Report

Darrell reported that we are holding steady on our funds with no major variances to report. We will likely use a good portion of the Reserve funds next year for road work. The Committees will be asked to provide information to help prepare the 2019 budget and we do not anticipate any increase in assessments. Darrell thanked Road Committee members and volunteers for mowing. He stated that he had to trim some cedar branches and other trees away from the road so that mowers could be driven on the easement.

Management Report

Cindy Leath provided the management report in written form to the Board. One gate repair due to lightning strike was covered under warranty and maintenance contract. Today, Camp Wood South gate required repair, probably due to a bumping incident which knocked it out of alignment. She mentioned that we transferred an additional \$23,000 to the Reserve account in June and we now have a Reserve balance of \$222K.

Committee Reports

A. Roads Committee – Ralph Istwan

There have been about 46 potholes filled recently and another 20 will be done soon. Ralph stated that there will be approximately 6-7 miles of road requiring chipseal in the coming year. He, and his crew, sprayed and mowed the roadsides and they will mow again in the fall.

B. ARC Committee – Dan Searer

Morley, lot 8 is under construction and a barn was approved for the Searer residence (Dan abstained from approval process.)

C. Landscape Committee – Tom Turner

The front entrance looks great, thanks to all the volunteers. A new flag was donated by Cathy Kenson and Ralph Istwan handled the proper disposal of the old flag. The irrigation lines, valves and timers were all repaired or replaced at the water tank.

PREVIOUS BUSINESS – n/a

NEW BUSINESS

Action Without A Meeting Resolution

A lot line adjustment was approved for parcels 52 and 53 on July 16, 2018.

OPEN FORUM

Q. What is the process for allowing fencing construction? Do they have to put up a construction deposit and/or go through approval process?

A. Yes, fence plans must be approved; however, we do not require a deposit.

Q. Was the fencing that was recently installed at the Hoge property in line with their submittal?

A. Although the ARC has not inspected, the type of fencing is allowed and is, in fact, used at many other properties in LVRE.

Q. Can owners stay on the property in an RV during construction?

A. The ARC allowed this variance, due to vagueness in the governing documents about RVs. The Board will better define restrictions in the Rules Regulations and the Design Guidelines, probably at the December meeting.

Q. Can the Board make changes to these documents without homeowner approval?

A. Yes, the Board has the authority to make changes to policies and guidelines; however, any changes to the CC&Rs requires a 66 2/3 approval vote of the members. Before a Board vote is taken, there will be discussion of items to be changed and the homeowners will have an opportunity to ask questions or voice opinions before the Board vote is taken.

Q. There is still a problem with speeding and tail-gating in the community. Specifically on Slate Road early in the mornings.

A. Cindy will eblast a reminder to owners that the speed limit is 40mph and ask that everyone observe basic traffic laws and safety. If a formal complaint with details is received, we can send a violation notice to the owner of the property where the vehicle was observed driving to and from.

Dan Searer stated that a three (3) foot green Mohave snake was shot on his property by his wife, Cheryl. Tanner Kenson stated he had killed some diamond back rattlers on his property as well. Owners should stay aware.

The Board was thanked for their input on drones in LVRE and making changes to the Rules & Regulations defining acceptable use in the community.

Next meeting is on December 5th. Having no further discussions or questions, the meeting was adjourned at 5:55 p.m.

Respectfully submitted, Cindy Leath, acting recording secretary