

**Las Vegas Ranch Estates  
Property Owners Association  
Board of Director Meeting Minutes  
September 6, 2017**

The meeting was called to order at 5:00 pm with quorum established with Kurt Wilkinson, President; Dan Searer, Vice President; Tom Turner, Secretary; and Mark Spiegel, Director; Joe Dalmas, Treasurer (telephonically), all present. Cindy Leath, HOAMCO representative and approximately 15 homeowners also present.

**Approval of Minutes**

Dan moved for approval of the minutes from the June 7, 2017 Open Session. Mark, second. Passed unanimously.

**Financial Report**

Cindy Leath read the financial report provided by Joe Dalmas as of July 31, 2017. The reserve balance is \$134,951.41. The operating balance is \$57,778.45. The year to date expense is \$23,208.44 and the year to date expense budget is \$31,228.21 allowing for a year to date positive variance of \$7,919.77. The Equity Operating amount is \$22,740.89.

**Management Report**

Cindy Leath provided a written management report to the Board. Item of note, the 2018 budget is currently in process and anticipated to be approved by end of October.

**Committee Reports**

**A. Roads Committee – Ralph Istwan**

Currently, there are about ten areas that require patching. Dan Searer and Andy Jablow mowed the roadsides. Ralph anticipates that the roads will hold up another year before needing chipsealing.

## **B. ARC Committee – Dan Searer**

One home is being built on the southside of gates and eight have been built on the northside. Currently, there are six under construction and we anticipate another three or four new builds in 2018. As a reminder, a/c units must be screened from view on at least two sides; an item often forgotten.

## **C. Landscape Committee – Charles Main**

Charles thanked Bob Whitney for his setting the groundwork for a successful landscape committee. Ruth Jablow planted lantana at the front entrance sign and it is doing well. Charles will be meeting with Zebrascapes new Supervisor, Marty, in early October to determine budget for 2018.

## **PREVIOUS BUSINESS**

### **Appoint of Committee Chairpersons**

Ralph Istwan, Road Committee

Kurt Wilkinson and Dan Searer, ARC Co-Chairmen. Andy Jablow will possibly join as committee member.

Charles Main, Landscape Committee

## **NEW BUSINESS**

### **Road Maintenance Priorities**

Dan proposed that the priorities for road maintenance be areas north of the cattleguard first and areas south of the cattleguard after, unless there is an emergency repair necessary. It was determined that the Road Committee will continue to prioritize road work based on necessity and funds availability.

### **Penalties for Contractors**

Dan received a copy of Contractor Guidelines from HOAMCO which allows for \$100 first fines for construction violations. Dan moved to adopt a Contractor Agreement that allows for \$500 first fine with \$1,000 for second and subsequent offenses. Kurt, second. After discussion, Mark moved to table the motion, Kurt second. Motion tabled. Discussion then followed regarding inconsistency of gate operation and the need for upgraded systems and/or new control boards. Cindy

will provide vendor information to Darrell Bryant, who will coordinate obtaining estimates and provide the information for Board review and consideration.

### **Cameras at Gates**

Darrell Bryant will research options and pricing for security cameras at gates. Tiny Kenson has offered to build some type of bullet proof casing if the Board proceeds with installation.

### **OPEN FORUM**

Q. Can we add a sign that indicates cross traffic does not stop at the Camp Wood exits?

A. Kurt will have signs made and provide the signs and posts to the Road Committee for installation.

Bob Whitney commented that the telephone key pads are not consistent when remotely opening the gates.

Kathryn Benage commented that a lion has been observed on the northside, also some bobcats and green Mohave snakes.

No further discussions or questions.

### **ANNOUNCEMENTS**

Next Board meeting is on December 6, 2017.

### **ADJOURNMENT**

Meeting adjourned at 6:15 p.m.