

**Las Vegas Ranch Estates  
Property Owners Association  
Special Meeting Minutes  
September 7, 2016**

The meeting was called to order at 4:00 pm with quorum established by the return of 55 ballots and the presence of four (4) Boardmembers. The IRS Revenue Ruling for 2016 was unanimously approved by the voters. IRS Resolution signed by President, Kurt Wilkinson and attested by Joe Dalmas, Treasurer. Meeting adjourned to the Open Meeting of the Board.

**Las Vegas Ranch Estates  
Property Owners Association  
Open Meeting Minutes  
September 7, 2016**

The meeting was called to order at 4:03 pm with quorum established with four (4) Board members present: Kurt Wilkinson, (President), Dan Searer (Vice President), Joe Dalmas (Treasurer), and Mark Spiegel (Director). Tom Turner (Secretary), absent with prior notice. Cindy Leath, HOAMCO representative, and fourteen (14) homeowners also present.

**Approval of Minutes**

Dan Searer moved that the June 1, 2016 Board of Directors meeting minutes be approved. Joe Dalmas, second. Passed unanimously.

**Financial Report**

Joe Dalmas provided the financial report as of July 31, 2016. The reserve balance is \$36,705. The operating balance is \$60,297. The year to date expense is \$29,201 and the year to date expense budget is \$35,443, allowing for a year to date positive variance of \$6,341.

**Management Report**

Cindy Leath provided a written management report to the Board. Item of note, a new Compliance Policy drafted to meet new statutory requirements was approved

by an Action Without a Meeting Resolution. The new Policy is on the website and in the Disclosure packets and allows for a twenty one (21) day Courtesy Notice.

## **Committee Reports**

### **A. Roads Committee – Ralph Istwan**

Grass has been cut and the weeds sprayed. We did it with in house volunteers to save funds, using the same glyphosate as before. Volunteers were informed and trained by a neighboring community owner who is a retired chemist. There are six (6) to eight (8) areas of patching needed to be done. The bridge was painted.

### **B. ARC Committee – Dan Searer**

No new submittals but we anticipate four (4) new submittals in the not-too-distant future.

### **C. Landscape Committee – Bob Whitney**

Provided a written report to the Board.

### **D. Website Committee – Tom Turner**

No report

## **PREVIOUS BUSINESS**

None

## **NEW BUSINESS**

### **Increase in Dues for 2017**

Joe Dalmas provided information on the recommendations from the Reserve Study (which was presented at the June meeting and is available on the website). The Study suggests raising assessments by \$200 per year in 2017 in order to fund road improvements; however, there are other options that could be considered, including a special assessment of approximately \$5,000 per parcel or incremental annual increases of \$50.00. A Special Assessment would need to be passed by a 2/3 majority of the Association and may pose a financial burden on owners,

especially those with multiple lots. Additionally, Special Assessments cannot be passed on to the Out of Bounds Owners (Fair Oaks to first cattle guard) as they are not members of the Association. If assessments are increased, these Out of Bounds Owners would also have a commensurate increase in their annual contributions. After Board discussion, the homeowners present suggested raising fees for new construction, making sure contractors pay for any road damage during new builds, and other ideas for revenue. The Board agreed to consider ideas in the future, but for now the plan is to follow the Reserve Study recommendation. Joe moved to increase the 2017 assessments by \$200 to \$1,400 per parcel. Mark Siegel, second. Motion passed unanimously. A letter of explanation will be sent to all owners with their January statement, along with a copy of the 2017 budget.

### **2017 Budget approval**

The Board had been provided a draft budget in their packets which indicated 2016 budgeted line items, 2016 year to date actual expenses per line item, and assumptions for 2017, based on approval of the increase. There will be no increase in management fees or the landscape contract, and overall there is a six percent (6%) reduction in expenses from the 2016 budget and projects a reserve transfer of \$65,185. Joe moved to accept the budget as presented. Kurt, second. Motion passed unanimously.

### **New Homeowner Notification Regarding Lot Clearing**

The governing documents require that no more than 20% of a parcel can be cleared. Every new owner should be made aware of this requirement and that they must first have architectural approval for any modification to a parcel. Cindy informed the Board that the ARC Summary and the full set of Architectural Guidelines are provided as part of the Disclosure process during escrow.

### **Actions Without a Meeting Resolutions**

Compliance Policy adopted July 23, 2016

Umbrella Insurance policy approval adopted August 4, 2016.

### **OPEN FORUM**

Q. Please define 'lot clearing'.

A. The verbiage refers to 'not disturbing more than 20% of the vegetation'.

Q. What action can be taken for owners who do not comply to that requirement?

A. The Compliance Policy can be followed which allows for letters and fines, or the Board can agree at any time to take the matter to legal counsel.

Bob Whitney offered that he has information on pine scale and will provide to anyone who may be interested. It was recommended that Bob contact Tom Turner to put information on the website.

Q. What is the current minimum size for driveway entrance?

A. Sixteen (16) feet.

Q. Any recommendations on insurance carriers for property coverage in LVRE?

A. Farm Bureau, State Farm both good.

No further discussions or questions.

### **ANNOUNCEMENTS**

Next Board meeting is December 7, 2016 at 4:00 p.m.

### **ADJOURNMENT**

Kurt moved to adjourn at 5:25 p.m., Dan Searer second.