

LAS VEGAS RANCH ESTATES  
PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
IMMEDIATELY FOLLOWING THE ANNUAL MEETING  
March 2, 2022

Zoom

I. Call to Order

i. The meeting was called to order at 6:20pm

II. Motion to approve Dec 4, 2019, all approves.

III. Establish a Quorum

i. All Board members were still present.

IV. HOAMCO Manager Report: Jennifer reported that there are no issues with LVRE and the Board and Committee's do a great job running the Association smoothly. HOAMCO maintains all the escrow, accounting, and day to day operations and there are no notable variances or issues to report.

V. Committee Reports:

☑ Roads: Dan reported ERC completed the chip seal on Las Vegas Ranch Rd, Hitt Wash Road, and Jasper Ridge East. There are problems out by the Chapel and we are contracting to get the cracks sealed in April. The next big project is anticipated to be chip seal continued from where they left off (cattleguard) to the north side of Campwood Rd (to wash), and maybe up the hill, depending on oil prices. There was damage caused by a contractor on Jasper Ridge which either the contractor or member would pay to repair.

☑ DRC: Dan reported there are 3 major projects going on currently. Three garage's going up too.

☑ Landscape: Jim Istwan reported that the Board wanted to obtained bids on the landscape. Currently we have Zebrascapes. Only one other company provided a bid, Jonnys Tree & Landscape. They would provide 4 visits per month for \$14,850.00 yearly. We currently have one monthly visit for 9 months plus 5 extra visits for \$8,400.00. Considering the Jonnys bid was for weekly visits, it was compelling to see the comparison. At this time the Board chose to stay with Zebrascapes but may ask Jonnys to shorten the months of service and number of visits per month to be more competitive.

VI. Kurt motioned to approve the 2022 budget, Tom second, all approved.

VII. Open Forum

i. A member reminded everyone to slow down going through the community. Speeding is an issue.

ii. A member asked about splitting his parcel and drilling multiple wells, would that be permitted? Yes

VIII. Adjournment

i. Having no other business the meeting was adjourned at 6:59pm.

Minutes submitted by Jennifer Lynch, acting recording Secretary