

**Las Vegas Ranch Estates
Property Owners Association
Board of Director Meeting Minutes
April 3, 2019**

The meeting was called to order by Joe Dalmas at 5:00 pm with quorum established by all Directors present. Cindy Leath, HOAMCO Community Manager and approximately 20 homeowners also present.

Joe stated that in order to provide more transparency and a forum for additional homeowner input, the meeting schedule for 2019 has been expanded to six (6) meetings. At the Organizational Meeting which was held on March 7th, Joe was elected to continue to serve as President, Mark Spiegel will serve as Vice President, Tom Turner will serve as Secretary, Darrell Bryant will continue to serve as Treasurer, and Dan Searer will serve as Director. Dan will also continue to serve as DRC Chairman.

Joe provided the following statement: "I am going to establish some ground rules for the meeting. We will be respectful and courteous to our fellow members. Members will not speak unless recognized, and questions and comments will be limited to two minutes. Non-members will be allowed to participate, but only in a constructive manner. Disruptive behavior and personal attacks will not be tolerated. There will be no further discussion on the historic house that was moved on to lot 42; from an Association standpoint, this matter is closed. For the good of the community, it is time to accept the decision made by the DRC and the Board. If anyone here does not abide by these rules, the meeting will be adjourned."

Approval of Minutes

Open Session Board Meeting, December 5, 2018. Mark moved to approve; Dan, second. Passed unanimously.

Organizational Meeting Minutes, March 7, 2019. Darrell moved to approve; Dan, second. Passed unanimously.

Financial Report

Darrell reported that Ralph will be doing a presentation on the roads later in the meeting, but we are in good financial position to entertain approval of an estimate for roadwork. The Board considered a suggestion to move some monies into a short term CD as we are currently over the FDIC insured limit in our Reserve account; but we will be using those funds soon and did not feel there is a risk in keeping the money liquid.

Management Report

Cindy Leath provided the management report in written form to the Board. She provided balance information as of 2/28/19: Operating Account \$93,289.51; Reserve Money Market \$302,958.43 and Construction Deposit \$12,674.91 (which was reduced by a bill back to an owner for road repair). Meetings will be held in June, August, October and December.

Committee Reports

A. Roads Committee – Ralph Istwan

Ralph made an inspection of all the roads in LVRE with the vendors who bid road work. One of the vendors performed some repairs at no cost, so that we could see their quality of work. All vendors were offered this opportunity, but only one took the offer. Estimates were provided to the Board and will be considered in New Business.

B. DRC Committee – Dan Searer

Lot 70 has submitted plans for an 8,000 s.f. home; Lot 23 has submitted extensive plans for a 4,000 s.f. home, along with a 1,044 s.f. guest house, a 1,940 s.f. barn and 2 garages.

C. Landscape Committee – Jim Istwan

The Board thanked Jim for taking over as Chairman. Jim reported that the Russian Sage is not popping up at the entrance; possibly due to the lack of water as the irrigation hasn't been turned on. Jim and Tom Turner will work together to get the system up and running,

possibly as early as tomorrow. Zebrascapes will be out on 4/19 for their next visit and they now understand they need to contact Jim prior to their visits, so he can meet with them while on-site to insure all necessary items are being attended to.

D. Website – Tom Turner

Tom stated that he has rebuilt the website in SquareSpace. All data is now stored in the Cloud which will make it easier to manage and will allow the website to be easily taken over by a successor administrator. The home page is now for topical items that are more current with the news page being used for older but still useful information. Out of date information is moved to archives. A blog/forum feature has been added and will be monitored by Tom. He will create a topic/thread with a lead in article or other information and owners can then comment or provide additional information. It will not be a forum for complaints and no anonymous insertions will be allowed; there must be a log in by a FB, Twitter, Square Space, or trackable email address. Tom is looking at adding historical information on Las Vegas Ranch to include information on Barney York and others. Currently there is information on the bark beetle on the site. Please provide feedback on changes and any topics you'd like to see on the website to Tom.

PREVIOUS BUSINESS – n/a

NEW BUSINESS

Chip Seal Project

The chip seal project for 2019 will include Las Vegas Road, ½ mile south of the cattle guard to Slate Road; all of Simmons Way, Doric Way, Shangri La Place, and West Jasper Ridge Road. Hitt Wash and Peridot are currently in good condition and we can wait to do any work there. The reserve study stated that in 2017 we should have expended \$85,000 for road work and in 2019 approximately \$115,000 was anticipated. We did not expend any monies for road work in 2018. We are considering spending approximately

2/3 of the \$300,000 in our reserve account this year. The project will include approximately 7 of the 15 miles of our roads and we received bids from 4 vendors: APS provided an estimate out of our budgetary range of over \$200,000; Cactus Paving provided an estimate of \$194,000; County Paving, a Tucson based vendor provided an estimate of \$194,000 which included additional work of fog coating and a double chip seal on our seven (7) cul de sacs; Earth Resources provided a bid of \$194,000. Only County Paving included cul de sac work in their bid; otherwise the bids were apple to apple in consideration. Darrell stated that we are in a good financial position and with Ralph's work on maintaining the roads, he has provided us time to save for this project. Darrell wanted to notify owners that County Paving is currently performing road repairs, which are authorized under Ralph's Road Committee budget, but they have not been given the project approval. Darrell moved to accept the bids from County Paving; Mark second. After discussion, the vote was unanimous to accept. Work will be scheduled immediately and vendor needs to provide w9 and insurance certificates to HOAMCO asap.

Mailboxes at Fair Oaks

Tom Turner and Jim Istwan have been working on getting information to install large parcel boxes at the Fair Oaks entrance to help with delivery of larger items. The postal service is supportive of these additional boxes. If we are able to fabricate the boxes ourselves, USPS will provide a master key set so that carrier can put a key in an owner's mailbox when a parcel is delivered. We are looking at adding several 2' x 2' boxes and one larger box, but more research will need to be done to establish cost for fabrication and installation. Commercially produced boxes run approximately \$2,500 or more, without installation. We think we may be able to do the work ourselves at a cost of \$2,500-\$5,000 total. Research will continue. Other discussion was the possibility of providing mail boxes for the out of bounds residents, if allowed by USPS.

Water Tanks for Fire Suppression

Kurt Wilkinson has offered to donate four (4) water tanks (10,000 gallons each, 12' x 12' in diameter) to the community, to be used for fire

suppression. These tanks were designed and used specifically for this purpose and are fully vented and plumbed properly. The Fire Department would fill the tanks and is generally supportive of the possibility. The Board needs to consider conditions for placement, which would be on owners' private property, as we have no common area and costs for installation, maintenance, and insurance, along with any legal fees associated with easements, etc. Discussion followed to include questions if DRC would approve (would depend on location and reviewed on a case by case basis); and if the Association would participate in costs (only if used for community wide use). The final determination was to have interested homeowners contact Kurt directly and then submit to the DRC for approval. This matter will come back to the table on the June agenda. (Hand out provided at meeting attached to these minutes)

Action Without A Meeting Resolution

LVRE entered into a contract with HOAMCO to provide ARC services for new home construction to include more frequent inspections, access to more resources, and record keeping. Signed 12/10/18.

OPEN FORUM

What is the update on document review? The Committee has been meeting to go over the Design Guidelines, Rules & Regulations and CC&RS. We have more work to be done, especially the process of exceptions provided for in Article 3. We have at least one more meeting and draft documents will be added to the website for homeowner review. We would then hold a Town Hall meeting with the membership for questions, answers and comments. Following that we will then provide the finalized draft documents to the attorney for review. We anticipate it may be a year before an Amended and Restated set of CC&Rs would be available for an affirmative vote of 75% of members.

Next meeting is on June 5th. Having no further discussions or questions, the meeting was adjourned at 6:40 p.m.

Respectfully submitted, Cindy Leath, acting recording secretary