

**Las Vegas Ranch Estates
Property Owners Association
Board of Director Meeting Minutes
August 7, 2019**

The meeting was called to order by Vice President, Mark Spiegel at 5:00 pm with quorum established with Dan Searer and Darrell Bryant present. Joe Dalmas and Tom Turner were absent with prior notice. Cindy Leath, HOAMCO Community Manager and approximately 14 homeowners also present.

Approval of Minutes

Open Session Board Meeting, June 5, 2019. Darrell moved to approve; Dan, second. Passed unanimously.

Financial Report

Darrell reported that road work monies were expended as budgeted and that committee expenditures are also on track. The sprinklers at the front gate may put us outside of our normal budgetary items, but nothing else is unanticipated.

Management Report

Cindy Leath provided the management report in written form to the Board. She provided balance information as of 06/30/19: Operating Account \$72,613.08; Reserve Money Market \$113,685.09 and Construction Deposit \$17,674.91. No variances to report. Work will begin on the 2020 budget in the coming weeks. Darrell stated he will work with Committees for their input for next year's expenses.

Committee Reports

A. Roads Committee – Ralph Istwan absent

Dan Searer reported that the Board met on Simmons Way during the paving process and expressed some concerns over the compaction of the chip seal, which were remedied; however, Dan states he is seeing

similar compaction problems on Las Vegas Road. Dan feels that the contractor's equipment was not adequate in size or weight to properly do the job and is concerned over warranty. Cindy responded that Arizona Contractors have an expressed 2 year warranty on any work and suggested Dan speak to Ralph.

B. DRC Committee – Dan Searer

Dan reported that his barn is complete and he had no part in the approval process for it. The Dement project is the first new build HOAMCO is overseeing since the new ARC contract was put in place. Josh Hall is the Architectural Department Manager who will be the administrator. Another house is in plan check.

Dan reported that there are four (4) out of bounds parcel owners who did not install aprons onto the road as required in our governing documents. The DRC will make a recommendation to the Board for having attorney send a letter to inform these owners that aprons must be installed.

The DRC got involved a bit in the discussions over mailboxes and parcel boxes. We could alleviate the unsightly individual mailboxes for out of bounds parcel owners by providing regular bank boxes that are still available at the entrance. At this time, trying to build parcel boxes is not feasible due to the cost and extreme postal regulations that are difficult to obtain and navigate. There had been some discussion about building an area of out of bounds individual boxes that is more aesthetically appealing and sturdier, but that presents monetary and other challenges. We will continue to discuss.

Dan reported there were bees/wasps at the mailboxes which were causing a problem for the mail carrier. Dan sprayed the boxes on Saturday and will caulk areas that have gaps, but the insects could still enter through the outgoing mail slots. As of now, the problem seems to be eradicated.

C. Landscape Committee – Jim Istwan

Jim met at the Fair Oaks entrance with new Zebrascape's landscape crew leader, Joel to discuss the ongoing irrigation leak problems. There are approximately 48 irrigation heads and 20 or more of them are broken or leaking. The hard plastic heads are deteriorating, which results in the heads not resetting completely after the water shuts off and many have been run over by mowers. The grass needs constant mowing in order to encourage grass to grow and weeds to abate, and this is a major portion of the landscape labor. Jim feels that we should consider a zero-scape/dry landscape design that does not require irrigation or mowing. He will be meeting with two other landscape companies in the next coming weeks to obtain their suggestions and proposals. Cindy stated that she had received notification of a sprinkler head gusher and asked Zebrascapes to cap it; Jim responded that there are actually two that require capping and he will contact Zebrascapes to insure both get handled.

D. Road Committee – Ralph Istwan

With Ralph now in attendance, he provided additional information on the roads. He has filled approximately 13 areas that required repair. Dan reiterated his concerns brought up earlier in the meeting and Ralph assured Dan that the contractor's warranty will cover any damages resulting from work failure for up to 2 years and that only time and weather will tell how long the road will hold up. Ralph indicated that none of the bidders, APS, Earth Resources, and Cactus Paving provided any more specifications in their bids than County Paving and Ralph was confident that County Paving used appropriate materials and practices. Dan stated that in the future he would like to see written specifications and warranty information in future contracts.

E. Website – Tom Turner absent

No report.

PREVIOUS BUSINESS

Mailbox/parcel boxes – already discussed previously in the meeting.

NEW BUSINESS

Williams Valley Wash/Bridge

Dan Searer brought this item to the agenda over concerns about preventative maintenance at wash as there are large cottonwood trees and weeds growing in the wash at the N.E. side of the bridge which could cause an overflow onto the road or break apart the bridge if there were a heavy water flow. Darrell stated that he and Ralph Istwan cleared debris from several wash areas in the community last year and will be available to do this again. If owners need assistance or have blockages to report, please contact Darrell or Ralph. An owner questioned about emergency route out of the community if the bridge was washed out or other areas were impassable. The Kenson's property has access out of the community and they will allow emergency traffic to use as an escape route. The gate is double locked, but would be opened in the event of emergency. Cheryl Searer also has more information on horse removal in the event of emergencies.

OPEN FORUM

What is going on with the large out of bounds property? The 200 acre parcel was purchased by a man who will be building a house and training horses; nothing commercial being developed.

Kathryn Benage and Charles Main reported that they have seen a number of black rattle snakes since construction on a new home started across the street from them. The fire department has been called out several times to remove the snakes. Other comments included that monsoons will be bringing more snake activity so owners should be aware, especially at night and keep an eye on their pets and animals and that these particular snakes are a protected species.

Next meeting is on October 2nd at 5:00 p.m.. Having no further discussions or questions, the meeting was adjourned at 5:53 p.m.

Respectfully submitted, Cindy Leath, acting recording secretary

DRAFT