

**Las Vegas Ranch Estates
Property Owners Association
Board of Director Meeting Minutes
December 4, 2019**

The meeting was called to order by Joe Dalmas at 5:00 pm with quorum established by all five (5) Directors present (Joe Dalmas, Tom Turner, Darrell Bryant, Dan Searer, Mark Spiegel). Cindy Leath, HOAMCO Community Manager, Steve Buck HOAMCO Community Manager and twelve (12) homeowners also present.

Approval of Minutes

Open Session Board Meeting, October 2, 2019. Darrell moved to approve; Dan, second. Passed unanimously.

Financial Report

Darrell provided the financial report stating that we are on track year to date with expenses slightly under budget. We have sufficient assets to get us through year end. Assessments for 2020 will be billed this month and are due in January with the rate unchanged.

Management Report

Steve Buck provided the management report to include information on the Annual Meeting, which is scheduled for March 5th. Requests for statements of interest will be mailed out by December 23rd and they will be due for return by January 24th. Ballots will go out by February 3rd.

The Operating account had a balance of \$53,000 as of October 31, 2019 and the Reserve Money Market balance was \$113,900. We have construction deposits of \$19,674.00.

Committee Reports

A. Roads Committee – Ralph Istwan

Ralph reported that he feels the roads are in the best shape they have ever been and the committee filled a half dozen small patches since the last meeting. All roadsides have been mowed and snow removal after the last storm was provided by volunteers Darrell Bryant, Dan Searer and Jim Istwan.

B. DRC Committee – Dan Searer

Dan reported that there was one (1) submittal for minor improvements and the Dement house is moving forward. McLemore has begun grading.

C. Landscape Committee – Jim Istwan

Everything has been put to rest for the winter. Zebrascaping will return in March to turn everything back on. Nothing further has progressed in the plans for the front entrance. Jim would like to see this item discussed at the Annual Meeting to allow members to provide input.

D. Website – Tom Turner

Tom reported that he continues to keep the website updated with minutes and other community information.

Previous Business - none

New Business

Gate Communication System

Joe Dalmas presented background for the consideration of changing the gate communication connection. Currently, we are using an analog dial up system which has caused problems with Park Pro's ability to efficiently program devices and telephone numbers or provide gate entrance logs in a

timely manner. Our telephone line costs are \$36.66 per line (3 gates). Park Pro provided two different proposals for consideration. The first option provides the ability for faster updates, but still uses the telephone connection along with internet service. The cost for this option is approximately \$1300 for a one time equipment upgrade and we would also be paying \$70 per gate for internet service. The second option presented by Park Pro is a VOIP (voice over internet protocol) connection which improves software speed and programming capability as well as allowing for long distance calling using any area code for remote entry. The start up cost for this option is \$1700 and we would also pay the internet cost of \$70 plus an additional \$23.95 for the DoorKing subscription for the service, per gate. The Board discussed the pros and cons of each option and Mark then moved to accept the first option. Tom, second. Tom, Mark and Joe voted in the affirmative, both Darrell and Dan opposed. Motion passed. Steve will contact MTE and Park Pro to schedule the upgraded services.

Review of Parking – 3.17 CC&RS

The Board discussed clarification of whether or not a camper attached to a truck can be stored outside of an enclosure. The definition of an enclosure is a three sided building used to store vehicles of various types. There was discussion as to why the CC&Rs were written as they were, which appears to be more suited to a multiple lot type community than a minimum ten acre parcel ranch environment. Joe stated that Peter Gooding, as Declarant, wrote them to suit his needs to sell lots and protect him legally. The CC&R Review Committee reported earlier in the year that any changes to the CC&Rs would require a 75% vote of the membership, so we must use and enforce the currently written documents. We have the option to clarify anything that is ambiguous, but we cannot change or ignore the language. Following this discussion, the Board agreed that the language in Section 3.17 pertaining to parking a camper attached to a vehicle outside an enclosure is clear in that it is allowed.

Updates to Design Guidelines

Dan Searer reported that the DRC adopted new updates to the Design Guidelines and they will be added to the LVRE website for homeowner review, as there are too many to go over tonight. Two of the major changes, however, were to require a minimum 24'x24' garage to all new builds and an increase in review fees from \$2,500 to \$4,500 for new build submittals.

A Fond Farewell

Before the Open Forum section, Joe Dalmas took the opportunity to thank Cindy Leath for her management and support of the LVRE community as she retires from service later this month. Tom Turner presented Cindy with a very nice bottle of champagne on behalf of the Board. In return, Cindy thanked the Board and the homeowners to whom she has grown very fond. A round of applause followed.

Open Forum

Andy Jablow stated that there have been numerous power outages in the community and they are becoming a nuisance and tiresome. Andy asked if the Board would consider writing a letter to APS to ask for an explanation or for information on plans to upgrade systems to avoid these outages. Tom Turner recently spoke to an APS worker during a recent outage and found that there was a problem with Steve Pierce's water system mechanism which created intermittent outages. Other reasons for outages are fallen limbs, bird nests (which cannot be disturbed if they are found to be active nests) and other weather related disturbances. Joe stated that he will contact APS and send a letter, but he is not certain that will motivate the public utility to act.

Joe Dalmas stated that elections are coming up and this is the opportunity for owners to get involved in the decision making process for the community. Next meeting the Annual Meeting on March 5, 2020.

Having no further discussions or questions, Joe announced the meeting was adjourned at 6:05 p.m. and the Board would reconvene in Executive Session.

Respectfully submitted, Cindy Leath, acting recording secretary