

**Las Vegas Ranch Estates
Property Owners Association
Board of Director Meeting Minutes
June 5, 2019**

The meeting was called to order by Vice President, Mark Spiegel at 5:00 pm with quorum established with Tom Turner, Dan Searer and Darrell Bryant present. Joe Dalmas was absent with prior notice. Cindy Leath, HOAMCO Community Manager and approximately 12 homeowners also present.

Approval of Minutes

Open Session Board Meeting, April 3, 2019. Darrell moved to approve; Tom, second. Passed unanimously.

Financial Report

Darrell reported that road work monies were expended as budgeted and that committee expenditures are also on track.

Management Report

Cindy Leath provided the management report in written form to the Board. She provided balance information as of 04/30/19: Operating Account \$82,760.86; Reserve Money Market \$113,532.58 reflecting payment for roadwork and Construction Deposit \$17,674. Two small variances for the month due to the timing of invoices for accounting/tax service and Federal tax payment. Cindy thanked Ralph Istwan for finding County Paving and providing referral to Mingus Meadows HOA, as they had been held off for over a year by APS and County Paving did the work within a week of contract.

Committee Reports

A. Roads Committee – Ralph Istwan

Ralph stated that they have patched 114 areas on the roads, which is an all time record number. Additionally, 40 tons of rip rap was added to the wash and 23 cracks were filled on asphalt portions of the road.

Ralph explained that asphalt is vulnerable to cracks due to the freeze and thaw of winter weather.

B. DRC Committee – Dan Searer

There have been no new submittals since the last meeting.

C. Landscape Committee – Jim Istwan

Jim was absent, but Ralph provided that the sprinkler system is working well and a surge protector was added to the pump at the entrance.

D. Website – Tom Turner

Tom stated that he was disappointed in the lack of action in the blog section of the website. Tom’s comment “Maybe we’re not a blogging community” brought laughter to the room. Tom says we are still getting several hits a month as people can find documents, meeting minutes, and other information on the website. It is still a good resource for community information.

PREVIOUS BUSINESS

Mailbox/parcel boxes – Tom Turner

Tom reported that while it would still be best to try to purchase a commercial system approved by the Postal Service with their proprietary lock and key system, there doesn’t seem to be a resource for the large size boxes we are considering. We can still consider a privately fabricated system, but the cost has not been fully determined but preliminary estimate is approximately \$3,500. Tom will draft a design that can be used by Kurt Wilkinson to build the parcel boxes once we have received written approval from USPS on the size and design.

NEW BUSINESS

Town Hall/Document Changes

A Town Hall meeting was held on May 29th, with only 3 homeowners calling in by conference and approximately a dozen homeowners in attendance. The three main components of documents under review are the CC&Rs, Design Guidelines, and the Rules & Regs. The DRC can approve the Design

Guidelines and Summary and the Board can approve the changes to the Rules & Regulations under their authority as Directors; however, any changes to the CC&Rs will require an affirmative vote of 75% of the voting membership. Comments can still be added to the website blog, or by emailing them to cleath@hoamco.com through the end of this month. Darrell moved to approve the revised Rules & Regulations; Dan, second. Although the Board had no discussion on the revisions, homeowners present questioned the restriction on the number of vehicles that could be parked outside of a garage or enclosure, finding it possibly discriminatory against large families, families with teenagers with multiple vehicles, and because the Design Guidelines do not require a garage. Discussion followed of possible compromise to change language to “a reasonable number as determined by the Board at its discretion”, which brought questions of “what is considered reasonable” and how Board would determine from time to time how to manage the process. Having no further discussion, Mark Spiegel called for a vote. Mark, Darrell and Tom voted in the affirmative, Dan Searer opposed. Motion passed. The document will be uploaded to the website and included in Disclosure packets, as well as eblasted to all members, to become effective 30 days from today.

OPEN FORUM

Can someone repair or remove the empty metal box at front gate? The Board will handle.

Are LVRE owners prohibited from having ponds on their property? There is nothing in our governing documents, nor does the County have anything that would preclude owners from building ponds on their properties. Tom provided information on the size and depth of ponds that would serve the dual purpose of water for the homeowner’s needs and also be available for fire suppression. The biggest problem is water retention, as the soil is very porous and liners are expensive. Tom will do research for more information and provide additional facts at next meeting. Any modifications to home or lot require DRC approval, although Directors did not feel that this approval would likely be withheld.

Next meeting is on August 7th. Having no further discussions or questions, the meeting was adjourned at 5:53 p.m.

Respectfully submitted, Cindy Leath, acting recording secretary