

**LAS VEGAS RANCH ESTATES PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**JUNE 7, 2023, 5PM**  
**BARNEY YORK RANCH , PRESCOTT, AZ**

**MINUTES**

- I. Call to order: 5:00pm
- II. Proof of quorum: Tom Turner, Dan Searer, Kurt Wilkinson, Brian Peterson, Heath Baker. Jennifer Lynch, HOAMCO Manager also present.
- III. Kurt motioned to approve the September minutes, Brian second, all approve.
- IV. Financial report: Heath reported LVRE is in great financial shape. The largest expenses we have are Roads & Gates.
- V. Management report – Jennifer reported that day to day operations are running great and that community volunteers really help take care of the association projects.
- VI. Committee reports:
  - Roads:** Mark Watson was introduced as the new Committee Chair. The Committee met several times to measure and identify issues. The current needs are Edges, Cracks, and Patching. They are obtaining bids from vendors, oil prices will be a big determining factor of the costs. These needs must be taken care of before being able to do a chip seal. Jasper Ridge is in need of repairs due to heavy traffic and they are looking at 3” of asphalt which will be a large expense. Once proposals are received, the Board will hold an open meeting to discuss.
  - DRC:** Kurt reported there are 4 modification projects open now, and 5 new homes going up. Signs were proposed to place on sites with rules.
  - Landscape:** The Association is contracted with Jonny’s now and they are doing a good job. There was an issue with the storage tank, Valley Pump repaired it quickly.
- VII. Previous business: There is ongoing compliance monitoring with construction traffic. Speeding and appropriate gate access is being addressed. The Board has made the decision to eliminate all 4-digit codes to help prevent unauthorized access into the Association and increase safety. An audit will be conducted with ParkPro, Jennifer & Dan to be sure gate access is updated. Tom also reported the Board is seeking a security camera to install inside Fair Oaks gate to identify violations and hold individuals accountable. The Board is seeking to form a Security Committee to monitor. **Kurt motioned to purchase the EyeTrax camera system, Brian second, all approved.** They are also researching rotating, solar, speed radar signs. Signs at the gate are suggested as well.  
As a reminder, owners are responsible for any vendors or contractors allowed in the association.
- VIII. New business: Tiny is working on repairs to the chapel from flooding. Price ranges from \$6,000-20,000. He will propose an estimate for waddles for the Board to consider.
- IX. Open forum: Discussions continued about gate use, speeding, and construction vendors. As a reminder, owners are responsible for any vendors or contractors allowed in the association.
- X. Adjournment: 6:18pm