

**Las Vegas Ranch Estates
Property Owners Association
Annual Membership Meeting Minutes
March 3, 2020**

The meeting was called to order by Joe Dalmas at 5:30 pm with 49 ballots turned in, 1 more than last year. And with a base of 105 votes cast, that met the quorum requirement of 48 was met. Board Member Tom Turner was excused. Steve Buck, HOAMCO Community Manager and all homeowners present were asked to sign in on the Sign-In Sheet which will be incorporated as part of the minutes.

Approval of Minutes

Open Session, the Draft Notes taken at last year's Annual Meeting were approved through the Absentee Balloting process.

Close the Election Process

Joe Dalmas asked if anyone had not turned in their ballot and there were no hands raised. Based upon that outcome, Joe Dalmas closed the election.

President's Report

Joe Dalmas announced that this, the 5th Annual Meeting held while the Association is under the control of the Membership, would be his last as President and as a Board Member, due to term limits.

Joe thanked the Members of the Board for their service as well as the many Members of the Association who volunteered for the many projects that have been completed.

Joe noted the Landscape Project under the leadership of Bob Whitely as Chair, and now Jim Istwan, the Roads under the watchful eye of Ralph Istwan and the DRC with Dan Searer as Chairs have truly made a difference.

Joe commented that the 2019 Road Project was successful as well.

Treasurer's Report

Treasurer Darrell Bryant reported that some equipment is showing signs of its age, like the key pads.

There are no major projects scheduled for 2020.

There are some road projects that Ralph will address.

Darrell doesn't anticipate any major price increases unless the oil industry jumps their prices and if that occurs, the cost of road work will go up.

Committee Reports

Road Committee

Ralph Istwan gave the Road report saying there are 138 patches that were done in 2019 and there are a handful left to complete in early 2020.

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Landscape Committee

Jim Estwan gave the report on the Landscaping, saying that Zebrascape will be back in 2020. Their major concern is sprinkler heads which are due to be changed out in early April.

DRC Committee

DRC report from Dan Searer, he reported having to deal with a concrete truck using the wrong Road, and rather than fining the driver \$500 he gave him a warning.

There is new construction on Slate Rd, and Jasper Ridge. Jeff Bucannan submitted house plans and noted some concern with changing prices.

Dan commented that the Association's largest possession is the 14 to 15 miles of roadways.

The project asking Out-of-Bounds members, who pay ½ the Assessment for rights to use the road, install pads at their unit, was described.

Results of Election

Kurt Wilkinson was elected to a place on the Board with his 105 votes.
Brian Peterson was elected to a place on the Board with his 105 votes.

The Membership approved the IRS 60-704 Resolution for 2019-2020.

Open Forum

A Member asked for a clarification on the roll that the Out of Bounds Owners provide to the Las Vegas Ranch Estates Association.

Board Member Dalmas provided an explanation of the relationship, and he noted that there are a couple of issues that still must be legally resolved.

Manager Steve Buck shared that he is working on such a report that can be written and the finished document become one of the fundamental documents of the Association to assist future buyers.

Adjournment

There being no additional comments, the meeting was adjourned.