

LAS VEGAS RANCH ESTATES PROPERTY OWNERS ASSOCIATION ANNUAL MEETING MINUTES

Date: Wednesday, March 3, 2021
Meeting: 5:30 p.m.
ZOOM

- I. **Call to Order:**
The meeting was called to order at 5:34pm
- II. **Introductions:**
President Tom Turner introduced HOAMCO manager Jennifer Lynch, Vice-President Brian Peterson, Secretary Kurt Wilkinson, Treasurer Darrell Bryant, and Director Dan Searer.
- III. **Establishment of Quorum**
Jennifer Lynch verified that there was a quorum was reached for a total of 98 parcel votes cast.
- IV. **Call for Ballots, Close Election**
Given that the meeting was held through zoom there were no ballots cast at the meeting and the elections was closed.
- V. **President's Report:**
Tom reported that the Association had not been holding their regular meetings due to COVID and this is the first Zoom meeting. The HOA has been and continues to inform the community by email until it is deemed safe to meet in person again. There were two approved actions in 2020, one being for the larger mail box. The HOA also installed 4 speed limit signs. Speed has been an issue and the Board asks everyone to be aware of speeds. There were a couple gate issues that required maintenance, one being a security issue with the wires being cut. Tom stated that Dan has been the point person for all gate issues. Tom thanked all of the Committee members for their service to the community. Tom commended the community on their neighborliness and pleasant interactions.
- VI. **Treasurer's Report:**
Darrell reported that the budgets have consistently been within .05%. The budget was on track in 2020 without needing to tap into reserves. The road maintenance is a major expense as well as the gates and they have been able to mitigate any major expenses. Darrell stated this will be his final report as Treasurer.
- VII. **Committee Reports:**
 - Tom presented the road report as Ralph Istwan was not present. Repair work has continued through the year, potholes etc., and there is an upcoming major road re-pavement for half the road.
 - Tom presented the landscape report as Jim Istwan was not present. Zebrascape replaced the irrigation at the Fair Oaks entrance and there is a significant improvement. The pump at the Campwood entrance was also replaced. Things look are looking nice.
- VIII. **Results of Election:**
Jennifer reported that there were no Statements of Interest received before ballots were mailed, so there was just a Write-In option. A candidate, Heath Baker, expressed interest and the Board sent out an email for members to

consider him for a write-in. There were three (3) total write-in candidates received, and Heath Baker received the majority with 95 parcel votes.

IX. Open Forum:

- A member asked if there will be a minimum amount of bids on the road project. Dan answered there will be a minimum of three bids and a spec to avoid miscommunications regarding the project requirements.
- A member asked about dump trucks using the front entrance and what can be done to prevent. Dan answered that we have issued fines and continue to monitor closely. If anyone sees a violation, please report to HOAMCO for compliance. Photos are very helpful.

X. Adjournment

Dan motioned to adjourn, Kurt second, the meeting adjourned at 6:03pm.

**LAS VEGAS RANCH ESTATES
PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

IMMEDIATELY FOLLOWING THE ANNUAL MEETING

AGENDA

i. Call to Order

The meeting was called to order at 6:05pm

ii. Establish a Quorum

All Board members were present.

iii. Election of Officers for 2021

- President: Tom Turner
- Vice President: Brian Peterson
- Secretary: Kurt Wilkenson
- Treasurer: Heath Baker
- Director: Dan Searer

iv. Review and Approval of all Board Action Taken in 2020

Large mailbox and speed signs approved

v. Appointment of Committee Chairman

- Landscape: Jim Istwan
- Roads: Ralph Istwan
- Architectural: Darrell Bryant, Dan Searer, Kurt Wilkinson

vi. Open Forum

None

vii. Adjournment

Having no other business the meeting was adjourned at 6:19pm.