

**Las Vegas Ranch Estates
Property Owners Association
Annual Meeting Minutes
March 7, 2019**

The meeting was called to order by Joe Dalmas at 6 p.m. Directors present were introduced, Joe Dalmas (President); Tom Turner (Vice President); Darrell Bryant (Treasurer); Mark Spiegel (Secretary) and Dan Searer (Director). Cindy Leath, Community Association Manager (HOAMCO). Approximately thirty (30) homeowners and their guests were in attendance.

Quorum for the meeting was established with over 80 parcel votes (48 necessary) represented by 48 ballots, which is about 10 more ballots than the previous year.

President's Report

Joe Dalmas provided that he would give a brief report of items and then ask the various Committee Chairpersons to give updates. Owners will have an opportunity to ask questions later in the meeting. There are a few items that the Developer Peter Gooding had promised during the initial development and were included in the CC&Rs that never came to fruition, including establishment of Equestrian Trails and a Forest Staging Area. We have researched plat maps and land surveys and found that there is an area at Hitt Wash that was to be a non-developed area and by the 3rd amendment to the CC&Rs was noted to be a preserve area where the walnut trees could not be cut or removed without DRC approval and the property is now privately owned. No equestrian trails were ever developed and are not planned to be developed.

As we know, we have land that abuts the National Forest. Joe Dalmas contacted the National Forest Service representatives and learned that LVRE cannot establish a private entrance to the National Forest. If we established an entrance within our confines, it would have to be made public, requiring us to open our gates. This is not something we would like to have happen. There are plans underway for the National Forest Service to establish more public access along Camp Wood for public access, to include multi use for motorcycles, horse riders, and hiking.

A Committee was formed with three (3) Board members and three (3) homeowners, to review the governing documents of the Association, which were originally written to protect the Developer. To date, we have met six (6) times, each for at least two (2) hours. When the review is complete, a special meeting will be held to go over potential changes and allow for homeowner input. One of the items we are looking at changing is the requirements to vote for a special assessment, which may be changed to reflect the number of votes equal to the number of assessments you pay. There are some items that are obsolete, such as the restriction against double garage doors. And there are some missing items that would be added for clarification, such as how many cars can be parked on a lot on a permanent basis. The Design Guidelines and Rules & Regulations can be changed by the Board with a majority vote but the CC&Rs require a 75% quorum of members.

Joe thanked the Board for their time and effort and Cindy Leath for her assistance over the year. The DRC was thanked and Joe stated it was a hard job to do, as sometimes

the DRC has to tell a homeowner “no” on submitted plans that don’t meet requirements, while remaining respectful of people’s ideas and rights as land owners. Ralph Istwan was thanked for his efforts to continue to maintain the roads and both Bob Whitney, former Landscape Chairman and Tom Turner, current Landscape Chairman were thanked for their efforts, along with all the LVRE members who help out during the year to keep the culverts clean, roads maintained, gravel spread, flowers planted and other services.

Treasurer’s Report

Darrell Bryant stated that the 2019 budget was approved and assessments remained the same. We have sufficient funds to make the proposed road repairs this year. Darrell provided that the cost savings to the Association from services provided by the members is substantial and very much appreciated.

Committee Reports

Dan Searer reported for the DRC for the Committee which includes Darrell Bryant and Kurt Wilkinson. Year to date we have had only two (2) submissions – the Martucci’s submitted for a sand arena without fencing near Hitt Wash and the Peterson’s requested approval for a color change.

Ralph Istwan reported for the Road Committee that there are about 55 places to be repaired on our roads. Ralph has submitted estimates for the Board to consider for chip sealing seven (7) miles of road from approximately ½ mile from the cattle guard all the way through Las Vegas Road, Simmons, Doric, and the west side of Jasper Ridge, nearly ½ of the total of our roads. Estimates run approximately \$177K and include chipseal and spray sealing, which will protect the road from water damage. It needs to get significantly warmer before road work can be done.

Jim Istwan reported as the new Landscape Chairman. The landscape is mostly in hibernation but we have plans to add rip rap around the circle at Camp Wood entrance to repair and avoid further erosion. We recently added 15 tons of gravel to the front entrance at Fair Oaks, which was in bad shape after the heavy snow, truck and trailer traffic, etc. We will likely see weeds pop up in this area in the Spring, as we did not add weed cloth before adding the gravel. A surge protector will be added to the irrigation pump at this entrance in order to avoid any burn out from lightning strike. Ruth Jablow added that the sticks in the front planters are Russian Sage, which were planted as a test. They may not survive the winter and we may need to look at planting perennials instead. Jim added that we are looking to add additional, larger parcel delivery boxes at the entrance, possibly 2’ x 2’, depending upon the approval of size and design from USPS.

Tom Turner reported on the website. The current news section doesn’t get updated too often, as it is fairly quiet out on the ranch. The website does continue to be a benefit to owners for access to governing documents, forms, agendas, etc.

Results of Election

Cindy Leath stated that the results of the election were that Tom Turner and Dan Searer were both elected to the Board, the 2018 minutes were approved and the IRS Revenue Ruling passed. Cindy thanked the Board for their professional and positive work for Las Vegas Ranch Estates.

Open Forum

Bob Whitney stated that he is again this year having a session of dog training for rattle snake response later this month. If anyone is interested to join or have their own session, please contact Bob.

Kurt Wilkinson stated that there is an area of Las Vegas Road just past Jasper Ridge on the right that has significant erosion and a sharp drop off that needs rip rap, if it could be added to the road work this year. Ralph agreed that it could.

Bob Whitney also wanted to stated that all the candidates who ran were great and it was hard to make a choice. Bob asked that candidates run again if they were not elected this time.

There was a discussion regarding bark beetle infestation in the ranch, and it was suggested a notice and information should be added to the website. If the tops of trees are brown, that is indication that they are already gone and need to be removed. If you see excessive sap coming out of the trunk, the tree is struggling to survive. If there is an interest in having a National Forest representative come out to give a presentation, Tom Turner will arrange.

Heath Baker, owner of the house moved on to lot 42 asked Lynn Baker directly what her concerns were over the house. Heath stated that there is nothing to indicate that the house would diminish property values, as suggested in some emails that circulated in the community. Lynn stated she did not have a problem with the house, it was the legality of the decision of the Board to allow it. Jim Istwan asked about the foundation, plans for addition and if the plans could be reviewed by other members of the community. Darrell Bryant responded that the DRC reviews plans and they are not made public due to privacy issues. If an owner wants to share plans with others, that would be their personal decision to do so. Lynn Baker stated that the membership should have been notified in advance of the DRC and Board's decisions to allow this action. It was not on the December agenda and the situation is unique and required membership notice and input. Joe Dalmas responded that we don't advertise when people submit plans or ask for membership input, which could not be used to influence the DRC's decisions. If you are unhappy with decisions, consider running for the Board or get on the DRC. We strive to honor the rights of land owners and make decisions that are in keeping with the cultural setting of the community and protect property values. Dan Searer stated that he wanted to clarify how the process occurred, in order to uphold his personal reputation. He was unable to meet at the initial review of the house, but when he did review it, he asked that the entire Board review in order to ensure that everyone was in agreement before going forward. All aspects of the review were done correctly and impartially. Lynn Baker again responded that the situation is unique and the process is what was being questioned. Dan stated that the DRC looked at what the Developer had approved previously, and other historic approvals that may have deviated from the norm, in consideration of their ultimate approval of the project on lot 42. Bill Kenson stated that he had worked in construction for over 60 years and in a lumberyard for 40 of those years. The ranch house was built using materials of extremely high quality that one cannot even obtain today, making it better than any new houses being built in LVRE.

Lynn Baker stated that the Board could be more inclusive and transparent. Action without meeting resolutions do not provide enough information and precludes membership input on decisions. Joe Dalmas stated that the Board will look at possibly holding additional Board meetings or put off items until the next meeting is scheduled, in lieu of Action without meeting resolutions.

Joe Dalmas closed the meeting by stating on behalf of the Board and DRC, that we all care about this community and want to protect our property values. We all live here and are neighbors. We want to remain friendly neighbors, who visit each other, have parties, and have no fears about running into someone at the mailbox. We do not want this issue, or other issues, to divide us. If the Board needs to change something in your opinion, talk to us. Joe then thanked everyone for their attendance and adjourned the meeting at 7:00 p.m.

Submitted by Cindy Leath, acting Recording Secretary

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