

LAS VEGAS RANCH ESTATES PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 7, 2022
BARNEY YORK RANCH , PRESCOTT, AZ

MINUTES

- I.** CALL TO ORDER: 6:00PM
- II.** Board Members present were Tom Turner, Dan Searer, Kurt Williams, Brian Peterson. HOAMCO Manager Jennifer Lynch was also present.
- III.** APPROVAL OF MINUTES
Kurt motioned to approve the March 3, 2022, Brian second, all approved.
- IV.** FINANCIAL REPORT
Tom reported that we budget for reserve adequately to handle all the roads maintenance needed. Currently we have about \$152,000 in reserves, and \$62,000 in operating, and we are in a good financial position.
- V.** MANAGEMENT REPORT -
Jennifer Lynch HOAMCO reported everything is running smoothly. We work with the Board on gate maintenance issues and Contractor communications mostly. There are no issues of note which is great because it means your Association is running as it should.
- VI.** COMMITTEE REPORTS
- a) ROADS: The roads committee has been working on issues due to the monsoon. There are some areas adjacent to the cattle guard that need culvert and dirt work which they estimate about \$2000. Future maintenance may be needed which would include bringing in riprap and materials could come to about \$15,000 or more but they will be using as much volunteer work as possible. Jasper Ridge experienced some contractor related damage which is being repaired by the contractor as much as possible but will need to be chip sealed. There will be expenditures coming up for road and culvert maintenance.
 - b) DRC: There was a little uptick in the last quarter for building. They are meeting this week for another new lot build. There were some Contractor issues and improper use of the Fair Oaks gate which were addressed.
 - c) WEBSITE: All the Architectural Guidelines and other Association information are posted on the website.
 - d) LANDSCAPE: There was maintenance on the pump regarding charred wires. It has been too wet to mow so it is needed before September is over. There has also been a lot of washout so we will need to replace riprap at Campwood Gates. May even need a redesign to allow trailers better turns to avoid landscape.
- VII.** PREVIOUS BUSINESS
- a) Dan reported the shrouds on the gates have reduced the amount of maintenance needed.
- VIII.** NEW BUSINESS
- a) FIREWISE: Tom reported that the majority of Las Vegas Ranch is rated moderate to low moderate fire risk with the exception of one area. They attended a meeting on how to become a Firewise Certified Community. The initial thought is that it would not be worth the criteria and expense required to Certify but we certainly would want to encourage members to be educated on defensible space and how to protect your

property. If there is a large interest in the community, we can pursue Certification. Creating an evacuation plan and signing up for Code Red is also encouraged. Please visit the Firewise website for more information. There is also a call tree for equine evacuation but could consider expanding the service. Kurt asked about posting burn notices to the website.

- b) DRC, BOARD'S AND LVRE CONSTITUENTS POSITION ON PROJECTS OVER THE ONE-YEAR LIMITATION IN THE CC&R'S: Current issues with building and materials no longer make the year time limit to build realistic. The DRC is making exceptions as needed and do not feel a fine is warranted for uncontrollable delays.

IX. OPEN FORUM

Watch out for rattlesnakes.

An owner asked about building a barn before a home on a lot. He was advised to work with the DRC.

Some members discussed gate misuse and speeding issues.

X. NEXT MEETING DATE - ANNUAL MARCH 1, 2023

XI. ADJOURNMENT: 7:03PM