

**Las Vegas Ranch Estates
Property Owners Association
First Annual Meeting Minutes
March 10, 2016**

The meeting was called to order by Kurt Wilkinson at 6 p.m. All Board of Directors present and introduced themselves, Kurt Wilkinson (President); Dan Searer (Secretary); Joe Dalmas (Treasurer); Mark Watson (Director) and Mark Spiegel (Director), along with Cindy Leath, Community Association Manager (HOAMCO). Sixteen homeowners present.

Quorum for the meeting was established with nearly 80 parcel votes (47 necessary) which equated to 40 ballots. A call for ballots was made by Cindy Leath and the election was then closed.

President's Report:

Kurt thanked Ralph Istwan, Roads Chairman for his invaluable work on resurfacing ten (10) miles of our roads in 2015 and Bob Whitney, Landscape Chairman for cleaning up and managing the landscaping at the gates/entrances.

The Architectural Committee, comprised of Kurt and Dan along with HOAMCO architects worked to condense the guidelines into a two (2) page document which has been added to the website for reference. The CCRs are the guiding documents, but this condensed version ensures success in adhering to the most important aspects and serve to not to allow overreach by the Committee. Currently, five (5) houses have preliminary approval.

The proposed firehouse has evoked strong emotions on both sides for and against. Kurt has offered two (2) acres to the Williamson Valley Fire Department (WVFD) and the WVFD originally offered \$150,000 in funding to build the firehouse; however, after a review of their funds, WVFD has only \$30,000 to offer. The WVFD will review their 2017 budget to see if more monies will be available; accordingly, the ball is now in their court.

The Developer, Peter Gooding, sold all his lots and rather cheaply; however, the market is recovering and lot prices are increasing. Others in the country are seeing the value of what we have at LVRE. We have a sense of community and we don't want to spoil it. What we didn't do, and don't want to do, is to have overreaching governing, power trips or nitpicking which turns into conflict. We have a good thing and want to keep it that way.

Treasurer's Report:

We had a total income from assessments of \$100,300 in 2015, with additional income of \$3,600 from right of way assessments as well as monies from architectural review fees and other items for a total income of \$110,900. Administrative expenses which include insurance, management fees, insurance, etc. totaled \$22,894. Common area expenses which include street repairs, gate maintenance, landscape, and utilities totaled \$28,120. Total of all expenses for the year was \$52,587 which was \$280 less than budgeted. We transferred \$45,342 to the Reserve accounts per the 2015 budget, and due to savings

for the year we were able to add an additional \$10,000 to the Reserves in December. After spending \$900 on gate repairs and \$87,000 for road repairs from the Reserves, we were left with approximately \$32,000 in the Reserve account. In 2016 we anticipate income to remain about the same and expenses may decrease as we won't be doing as much road work but may do a little more in landscape. We have already transferred \$50,000 to the Reserves for 2016. Joe suggests that the Board consider having a Reserve Study performed in 2016 to effectively plan for appropriate Reserve funds.

Results of Election

Cindy Leath thanked the Board for the hard work and dedication to the community. In the year after transition from Declarant, the Board and community members have been easy to work with, fiscally responsible, and have done great work for the community. Tom Turner and Dan Searer were elected to the Board with a majority of votes, each for a three (3) year term.

Open Forum

Cathy Kenson provided information regarding agricultural leases. Right now the leases are good through April 2017. In December of this year, if you already have a lease, you will get a letter with a new lease that will be good for five (5) years. It is the owner's responsibility to provide the lease to the County and give proof of that to the Kensons by April, 2017. If owners put up fencing, that is an issue between the owner and the county and the Kensons are not involved. New owners must contact the Kensons if they wish to obtain a new lease: cathykenson@cableone.net.

Q. Why is the landscaping budget being increased when our main focus should be on the conditions of the road? Reserve funds should be held for roads and not used for other expenses. Owner asks that the Board be more frugal, especially since the assessments were increased to \$1,200 annually.

A. The Board shares the philosophy to be frugal and that's why we utilize the Roads, Landscape and Website Committees which allow reduced or no cost to help maintain our areas of responsibility. We picked up the responsibility to maintain the gate entrances and need a vendor to do the work. At some time in the future, perhaps there will be more homeowners willing to actually do the work, but for now we use a vendor who is providing exceptional service at a low cost.

Tom Turner provided information regarding the presentation coming up by Bob Ceyala from the Forestry Department on Wednesday, March 16th at 10:00 a.m. at the Williamson Valley Fire station on pinion needle scale and noxious weeds. Currently about seven (7) owners have committed to attend, Tom would like to see more.

Andy Jablow provided information on a dumpster available for clean up of properties from March 11-28th at no cost. Wire fencing, concrete and other debris can be dumped, but no paint, motor oil, flammable or hazmat materials are allowed. Andy also mentioned that homeowners can obtain a free Firewise inspection of your home for suggestions on defensible space by contacting the WVFD.

Cindy Leath added that the community may want to consider a Firewise program in the future, which could provide grant monies to homeowners for clearing lots and around homes. A Chairman and Committee would be necessary to oversee the program and write grants. Additionally, HOAMCO is providing a Shred-A-Thon free to homeowners

on April 6th in the parking lot. The first four (4) boxes are free, after that \$10 each box payable in cash.

Ralph Istwan provided information that WVFD will be providing training for homeowners interested in becoming volunteer firefighters. If volunteers complete the training and become certified, they can utilize pump equipment/vehicles for use in LVRE at no cost and under the insurance of the Fire Department.

Having no further questions, the meeting was adjourned at 6:45 p.m.

Submitted by Cindy Leath, acting Recording Secretary

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