

**Las Vegas Ranch Estates
Property Owners Association
Board of Director Meeting Minutes
June 7, 2017**

The meeting was called to order at 4:00 pm with quorum established with Kurt Wilkinson, President; Joe Dalmas, Treasurer; Tom Turner, Secretary; and Mark Spiegel, Director, all present. Dan Searer, Vice President, absent with prior notice. Cindy Leath, HOAMCO representative and ten (10) homeowners also present.

Approval of Minutes

Joe moved for approval of the minutes from the December 7, 2016 Open & Executive Sessions. Tom, second. Passed unanimously.

Joe moved for approval of the minutes from the Organizational Meeting of March 9, 2017. Mark, second. Passed unanimously.

Financial Report

Joe Dalmas provided the financial report as of April 30, 2017. The reserve balance is \$134,830.03. The operating balance is \$66,980.68. The year to date expense is \$11,804.24 and the year to date expense budget is \$14,540.31, allowing for a year to date positive variance of \$2,736.07. As an update to the Reserve Study, the 2015 expense was \$52,587; the 2016 expense was \$50,025.55 and the 2017 Expense Budget is \$53,673.00, projecting an increase 4% per year. In checking the rolling average price for asphalt, the cost per ton has had an increase of 9.5%, while the Reserve Study projection is at 7% per year.

Management Report

Cindy Leath provided a written management report to the Board. Item of note, there will be an Educational Seminar for Board members on the new laws affecting HOAs on June 20, 2017.

Committee Reports

A. Roads Committee – Ralph Istwan

All roadside weeds have now been sprayed. There have been 28 road patches completed and there are 8 more yet to do. It will be another year before the roads will need to be chipsealed.

B. ARC Committee – Kurt Wilkinson

There has been one plan submitted and approved for the Peterson's on lot 57. Lot 61, Baker, has started construction and they will use decomposed granite on the road apron until the concrete driveway is completed. The barn at Dana Teepe's lot is under construction.

C. Landscape Committee – Bob Whitney

Zebrascapes repaired some broken sprinkler heads, which were donated by Rose Miller. The pinion trees at Camp Wood were treated with material donated by Rose Miller, saving the association approximately \$500.00. Ruth Jablow purchased lantana and she and Linda Dalmas planted at the Fair Oaks entrance. New lighting was completed at the Fair Oaks entrance. Bob announced he would be stepping down as Landscape Committee Chairman.

PREVIOUS BUSINESS

None

NEW BUSINESS

Committee Chairman Appointments

Appointment of Committee Chairmen, call for volunteers. Ralph Istwan asked to remain as Chairman of the Roads Committee. Bob Whitney has resigned as the Landscape Chair and Charles Main has requested to be appointed. To allow other residents an opportunity to volunteer on any Committees and/or serve as Chairmen, there will be a request for volunteers posted on the LVRE website for the next 14 days.

Road Damage Responsibility

During construction, heavy equipment going in and out of the properties and community can cause road edges to crumble. Aprons are now required to be installed prior to construction and DG is suggested to protect the road edges. A

letter notifying all LVRE owners and out of bounds easement owners will be mailed, uploaded to the website, and provided as part of the architectural guidelines. HOAMCO will process the mailing.

Actions Without Meeting Resolutions

- I. Entrance sign lighting, January 6, 2017
- II. Lot split approval, #33, January 11, 2017
- III. Assessment Collection Policy adopted, March 22, 2017
- IV. Arrow T Agreement for Water Access, March 24, 2017

OPEN FORUM

Q. What was the Arrow T agreement for water access?

A. Rancher Kelly provides water to Las Vegas Ranch at the Fair Oaks entrance. The Board agreed to waive Mr. Kelly's annual easement fees for road access for as long as water is provided at no charge to the community.

Q. How will a two (2) acre pond affect the water table in LVRE?

A. Much less than pasture irrigation. The water table in LVRE is very good.

Cathy Kenson donated a flag for the front entrance at LVRE to replace the current one which has a hole in it. This is the second flag donated by Cathy.

Darrell Bryant has purple iris growing abundantly. This hardy flower needs little care. If anyone wants some, they are available for pick up; just bring a bucket.

No further discussions or questions.

ANNOUNCEMENTS

Next Board meeting is on September 6, 2017.

ADJOURNMENT

Meeting adjourned at 5:30 p.m.