

**Las Vegas Ranch Estates
Property Owners Association
Annual Meeting Minutes
March 8, 2018**

The meeting was called to order by Kurt Wilkinson at 6 p.m. Directors present were introduced, Kurt Wilkinson (President);; Joe Dalmas (Treasurer); Tom Turner (Secretary) and Mark Spiegel (Director). Dan Searer (Vice President) absent with prior notice. Cindy Leath, Community Association Manager (HOAMCO). Approximately fifteen (15) homeowners in attendance. District 4 Supervisor Craig Brown on hand as guest speaker.

Quorum for the meeting was established with 62 parcel votes (48 necessary) represented by 39 ballots. A call for ballots was made by Cindy Leath and the election was then closed.

President's Report

Kurt reported the Architectural Committee has three new home starts already in 2018. Robin Weathers, HOAMCO ARC support has retired and moved, so the new administrator is Rick Fleming.

The Road Committee has made over 200 patches to the road and there are a handful left to do. The chipseal is holding up well and should not need reapplication for another few years. Ralph Istwan is instrumental in keeping the roads in great shape and we appreciate his very hard work and dedication.

As this is the last meeting Kurt will attend as Board President, he wanted to state how pleased he was to serve the last three years. There have been no neighbor to neighbor conflicts and the culture and tone that has been set will hopefully continue in the future. Joe Dalmas thanked Kurt for his commitment to LVRE and all in attendance gave a round of applause.

Treasurer's Report

Joe Dalmas provided the financial report for the year and provided a summary handout. There was \$133,851 received in income, which was approximately \$5,000 higher than budgeted due to the ARC review fees which directly benefit the Association. Expenses were budgeted at \$53,673 and were favorable by over \$9,700 with expenses of \$43,909. The additional monies carried over will be transferred to Reserves in 2018. The Reserve balance at year end was \$123,934. We transferred \$74,000 to Reserves in 2017 and a major Reserve expenditure of \$11,268 was for new gate keypad systems at all three gates, which seems to have controlled the problems we were experiencing. The report will be attached to the minutes.

Rules & Regulations Draft

Tom Turner reported that a Committee was formed at the last Board meeting to draft Rules & Regulations that were not meant to be restrictive but to clarify items already in the CCRs. The goal is to uphold property values, quality of life and minimizing impact on the environment in Las Vegas Ranch. The draft was provided to all owners in

attendance for review, consideration and comment. The Board will consider adopting the Rules & Regulations after homeowners have had an opportunity to provide input.

Results of Election

Cindy Leath stated that there were no formal candidates for this election, so write in candidates were accepted. There were several candidates voted for, including Andy Jablow, Ralph Istwan, Kathryn Benage, Tom Turner (although Tom's term is not expiring), Tanner Kenson and Darrell Bryant. By a majority of write in votes, Darrell Bryant was elected for a three year term. The 2017 meeting minutes were approved and IRS Revenue Ruling passed. Cindy thanked everyone for voting and encouraged those who were write in candidates to consider running next year when there will be several openings on the Board.

Cindy thanked the Board for their professional and positive work with her on Las Vegas Ranch Estates matter. Joe thanked Cindy for her assistance.

Guest Speaker – Supervisor Craig Brown, District 4

Charles Main introduced Supervisor Craig Brown and thanked him for his assistance in having the culverts at the Fair Oaks entrance cleared of silt and debris by County workers. Supervisor Brown serves a large district encompassing over 3,000 square miles from Prescott to Seligman. He opened with information regarding the one quarter cent sales tax special election coming up in May, 2018. This sales tax directly supports the jail and is a renewal of a 20 year tax that is expiring. It provides approximately \$9 million towards the annual jail budget of \$18 million. The remainder of the budget comes from the general fund (property taxes). Without the sales tax contribution, local cities would have to pay for their own incarcerations – projected for Prescott \$1 million, Prescott Valley \$750,000 and Chino Valley \$250,000. Camp Verde was chosen for the jail after the Gurley Street jail was closed by Federal decree, due to the limit of only 100 beds. Currently, there are 535 inmates who require 55,000 meals per month. Costs for staffing and other expenses continue to rise but they are still low in comparison to other areas; we continually lose staff to higher paying communities like Phoenix. There are only about 5% of the inmates held for misdemeanors, the remainder are for felonies. The County budget is approximately \$212 million, which is up about \$20 million this year. Nonetheless, the County was able to refinance the bond for the Juvenile Justice Center to a lower rate and property tax rates have been held, but that could change if jail tax does not pass. Supervisor Brown appealed to those in attendance to vote in favor the tax.

Supervisor Brown discussed the road work and construction throughout the area, including the recent paving of Williamson Valley Road. The bridge at Mint Creek wash is beyond its life span and will need work to widen it. The County is researching possible Federal funds to help fund this work, which should begin in the fall. There will be a left turn lane added at Williamson Valley and Outer Loop and a few other intersections, for safety and to keep the traffic flowing.

Q. What is the status of the Nancy Road expansion?

A. A study was performed in 2000 by the previous Supervisor to determine a possible East/West expansion but nothing was done. When a new study was performed and estimates to actually build the road came in, the cost was over \$13 million. Consequently, it will likely never come to fruition.

Q. Why couldn't we vote on the Yavapai College tax increase?

A. While Districts that serve only a limited portion of the population bill that group, the College District serves an area from Seligman to Prescott and in between, covering all of Yavapai County. There are a lot of inequities and politics in governing Districts.

Q. Would Williamson Valley ever incorporate?

A. Probably not. There is no sales tax revenue, so more commercial business would be necessary to support independency.

Q. Who is responsible for adding signs to Camp Wood Road? Could a sign be added to indicate the intersection at Camp Wood coming in and out of LVRE?

A. The County is responsible. There are no speed limit signs as the speed limit on dirt roads is "as fast as you want to go". A sign indicating that a four way intersection is coming up is something Supervisor Brown will look into.

Q. What about the mine traffic coming up Iron Springs through Williamson Valley?

A. The BLM has not yet ruled on the issue, but Supervisor Brown is personally against it.

In closing, Supervisor Brown stated he is always available to take calls at 928/771-3207. If he is unavailable, leave a message or ask his assistant to reach him by cellphone.

Open Forum

Bob Whitney provided information on a company who trains dogs to avoid rattlesnakes, "Rattlesnake Ready" and who will be in LVRE in April. If you are interested in this service, Bob has their business cards.

A comment was made that the statement in the draft Rules & Regulations regarding model rockets not permitted should be changed to state that the launching of model rockets is not permitted.

Q. The pavement at the cattle guard on LVR Road is sinking. What can be done?

A. Ralph added several bags of patching last year and it has now settled. Ralph will address it again.

Q. Can anything be done about damage to road by trash trucks? Long skid marks marred the road recently.

A. Apparently, the truck experienced a brake problem which has now been remedied. It is still our responsibility to maintain the road.

Q. Can we negotiate a preferred rate for propane and trash providers and try to consolidate?

A. Yes, but it would still be voluntary for owners to join. We cannot dictate who they use.

Having no further questions or comments the meeting was adjourned at 7:00 p.m.

Submitted by Cindy Leath, acting Recording Secretary