

**Las Vegas Ranch Estates
Property Owners Association
Board of Director Meeting Minutes
December 5, 2018**

The meeting was called to order at 5:00 pm with quorum established by all Directors present: Joe Dalmas, President; Tom Turner, Vice President; Mark Spiegel, Secretary; Darrell Bryant, Treasurer; and Dan Searer, Director at Large. Cindy Leath, HOAMCO representative and approximately 23 homeowners also present.

An announcement was made that an Executive Session will be held directly following adjournment, per AZ Statute 33-1804(A2-A3).

Approval of Minutes

Open Session Board Meeting, September 5, 2018. Mark moved to approve; Darrell, second. Passed unanimously.

Financial Report

Darrell reported that we are holding steady on our funds with no major variances to report. The 2019 budget was approved with no increase in assessments.

Management Report

Cindy Leath provided the management report in written form to the Board. The 2019 Budget summary will be included in the January statement mailing to all owners. Statements of Interest for two (2) positions becoming available in 2019 will be mailed out next week. The Annual Meeting will be held in March and owners are encouraged to return their ballots early and attend the meeting. Details of the October financials are: Operating Balance of \$40,874.48, Reserve Money Market \$223,443.48 and Construction Deposits of \$16,250.00

Committee Reports

A. Roads Committee – Ralph Istwan

The roads are currently in good shape and we anticipate chip sealing approximately six (6) miles of roads inside the cattle guard in 2019.

B. ARC Committee – Dan Searer

There are two (2) houses and one (1) guest house currently under construction. A 1918 historical Craftsman cottage house will be moved from Long Meadow Ranch to the Kenson's lot on Las Vegas Ranch Road for family Pete & Kelsey Baker's residence. The Kensons are working with all necessary parties to facilitate the move under all guidelines, requirements and permits. Any costs for removing gate posts or damage to roads will be paid by the Kensons.

Dan reminded all owners that per section 3.1.2 of the CC&Rs, no improvements of any kind may be started without prior approval from the DRC.

The construction fees and design guidelines are currently under review, as we are considering allowing HOAMCO to manage the ARC process. There are new statutes that require additional inspections and with the increased construction activity the homeowner committee cannot maintain the schedule.

If owners hear loud music or construction noise that is offensive, please contact either Dan or Darrell.

C. Landscape Committee – Tom Turner

Tom has been acting as Committee Chairman since Bob Whitney left earlier in the year. Jim Istwan has volunteered to now serve as Chairman, if Board accepts. Thanks to Ruth Jablow for taking care of front entrance plants. Dan moved to appoint Jim; Tom, second. Unanimously passed. Jim reported that he has briefly met with

landscape vendor and all appears in good shape right now. The landscape services are suspended from December to March.

PREVIOUS BUSINESS – n/a

NEW BUSINESS

Compliance Policy

The Board has met with the Association attorney to craft a new Compliance Policy which documents our informal resolution process and provides for more substantial fines. It is in compliance with all statutes. Darrell moved to adopt the Policy; Tom second. No discussion by Board or owners. Passed unanimously. Copies will be mailed to owners, likely with the Statement of Interest packets. Will become effective January 1, 2019.

OPEN FORUM

Joe mentioned that someone had called Tom Turner from the gate stating they were from APS and requesting entry. Tom was suspicious and questioned the caller, which determined it was a ruse to gain entry. Please be cautious when receiving calls from the gate from persons you don't know or are not expecting. There have been some complaints reported regarding trespassing on private property. This is a civil matter or neighbor to neighbor. Please be respectful of entering on to other owners' property and if you are asked to leave, do so without issue. If you have asked someone to leave your property and they refuse, please contact YCSO.

Kurt Wilkinson owns property on the north of Phase II and has noted some illegal tree cutting and debris there. If you would like to ride your horses or go hiking on property, please contact Kurt for permission.

Q. Can we get some additional large parcel boxes added to the mailbox bank at Fair Oaks?

A. The Board will consider this.

Q. Can we move a bank of boxes or add a new bank of boxes on the pad in the Community that was built by Tiny Kenson?

A. This would have to be brought up with the Post Office. Originally, the post office denied having boxes inside LVRE due to the distance for delivery and we can't change boxes once they're assigned. Would have to look into this.

Next meeting is on Annual Meeting on March 7, 2019. Having no further discussions or questions, the meeting was adjourned at 5:30 p.m.

Respectfully submitted, Cindy Leath, acting recording secretary

DRAFT