

Highland Ranches Property Owners Association  
P.O. Box 1039, Virginia City, Nevada 89440

Board of Trustees Meeting Minutes  
May. 29, 2008

Craig Chanslor - President  
Bill Bridge - Vice-President  
Angie Morran - Secretary/Treasurer  
Howard Depew - Vice-President (Architectural)  
Steve Dragovich - Vice President (Roads)

1. Meeting called to order at 6:33 PM. Association members present from sign in sheet: All officers, Lillian Henry, Bill and Shelley Hansen, Nicole Barde, Gary and Kelly Brownwell, Dennis and Sharee Gebhardt.
2. Motion to amend the agenda (item 5 out of order if necessary) made by Craig, second by Howard. Approved
3. Motion to approve April 08 minutes by Steve, second by Bill. Approved
4. COMMENTS  
None
5. Mr. Gebhart, representing the residents of Vermillion Road presented an idea for opening an emergency 160 foot access directly on to SR 341. This is needed when severe winter weather causes drifting snow to block the current access. They allowed that the snow crew had done a remarkable job in keeping their access open but they also acknowledged the high cost to the Association. An alternate egress might reduce the cost of keeping the drifts at bay. It would also provide an alternative egress in an emergency. They will contact NDOT and the County to see if it can be done. The Board has no objection to them investigating the matter but is not willing to fund the project at this time. A property owner asked if we were setting a precedent for others to change roads around. The Board feels that each case is looked at on an individual basis. Howard moved "to support the project in a none funded manner to get it done". Angie made a second. Passed
6. Committee Reports
- 6A. Roads  
A property owner building on Flatiron has worked on changing the bend in the road between Flatiron and Musket. This was done after requesting permission and being told not to do any work until they presented their request at this Board meeting. Since the area had just been worked on by the Association road crew and much of the work has been undone, the Board feels that we need to have them regravell the area and recut the drainage so water will not run down the center of Musket. They should be able to do this at little or no expense since they already have much heavy equipment on site. Since the Secretary does not know the proper road terminology, Howard will draft the letter. Howard moved and Craig gave a second to our requesting the repair. Passed.  
Bill reported that he did some grader work on Hamilton road to get rid of the wash board. He is now officially done as Association road manager. Gary Brownwell will take over The road records in Bill's possession will be turned over to the Association.  
Bill Bridge checked out the access to the 40 acre lot in Washoe County. Scorpion is their only access so we cannot block it off. Bill spoke with the residents and they are almost finished with the construction. There should be no more heavy truck traffic on Scorpion. We have no documented damage so we can't bill them for any road costs.
- 6B. Architectural  
Nothing to report. No new plans submitted.

7. TREASURER'S REPORT

The checking account has a balance of \$35, 779.07. The savings account balance is \$106,326.99. The culvert account has \$37,500.00, representing 15 lots and an additional \$28.14 in interest. Two deposits were refunded this month (lot 423 and lot 274). The Reserve accounts total 56,226.85. Of the road budget of \$192,896.23, \$93,820.18 has been spent. There are a few spring bills yet to come in. We should be able to spend \$99.076.05 (less the bills due) in the fall and winter. 28 lots owe us regular dues. 67 lots owe us all of the special assessment and 13 lots owe part of the special assessment. With interest this comes to \$27,802.29. Notices have been sent certified mail asking for payment. It was stated in the notice that on July 1, 2008 pass due accounts will be sent to the new attorney for collection. As of this date 98 proxies have been received for the annual meeting. Bill moved and Steve seconded for acceptance of the report. Passed.

8. President's Report  
None

9. Board Member Updates

- A. Advertising signs update. Angie will get the letter our.
- B. Proxy update. Covered under Treasurer's report.
- C. Any other matters. None.

10. Correspondence

A request was received from a one acre property owner that we ask Storey County to post "no parking" signs on the west side of Cartwright Road by the old mailbox enclosure. The VCHPOA followed this request up with a request that we share the cost of moving boulders on to the area used as a "used car lot" if the owner of the property gives permission. The Board decided that we prefer a limited parking time such as 34 hours and that we will not decided on sharing costs until we know what route the County will go. Angie will let the HRPOA and the property owner know how we feel.

11. Set next meeting Date  
June 24, 2008 6:30 PM

12. Adjournment  
Angie moved and Steve gave the second to adjourn at 7:35 PM.

The Board met in executive session to discuss with Gary Brownwell his taking over as Road Manager.