

Highland Ranches Property Owners Association

P.O. Box 1039, Virginia City, Nevada 89440

Board of Trustees Meeting Minutes

Annual Meeting June 7, 2008

Craig Chanselor - President
Bill Bridge - Vice-President
Steve Dragovich - Vice-President
Howard De Pew - Vice- President
Angie Morran - Secretary/Treasurer

1. The 25% **quorum** of 127 lots represented was verified by the Secretary and President. 129 proxies were received and 35 lots were represented in person. 5 proxies were not valid and 12 proxies were given to Mr. Dragovich who was absent. Thus, there were 147 lots represented. The meeting commenced at 10:15 AM.

2. Motion to approve the **agenda** by Craig :Second by Bill: Motion passed.

3. President Chanselor **welcomed** all attendees.

4. Financial Report

Angie reported cash on hand of \$240,306.49. Of that amount \$56,226.85 is in reserve fund accounts. \$146,551.50 is in operating accounts and \$ 37,528.14 is in the culvert account. The culvert account represents 15 lots. Twenty six lots owe regular assessments. Fifty seven lots owe the entire special assessment and 9 lots owe part of the special assessment. Late notices have been sent out via certified mail. All past due accounts will go to the attorney in July. The auditors are still working on last year's audit. Because of the problems created by the previous Treasure/Bookeeper it is taking longer than usual. They seem to feel that all will be in order and with the reconstruction they are doing, future year's audits will be easy.

5. Architectural Report

Howard reported that it has been a very slow year. Nothing out of the ordinary has taken place. Recently 3 sheds and one house have been built.

6. Road Report

In the absence of Steve, Craig introduce the new road manager Gary Brownwell and gave public thanks to Bill Hansen for all the work and effort he put in.

7. Storey County Commissioner's report by Mr. Hess and Mr. Whitten

The County is doing well. Revenues are up, The County is now maintaining Cartwright Road. The court battle over the proposed developments has been moved to September. The belief is that Storey County will win. Mr. Blake is no longer the manager of the project. The County is concerned about fires. The weeds are very heavy and there is a lot of fuel out there. If any resident sees anyone starting a campfire please call the Fire Department immediately.

8. Sheriff Department Presentation

Sheriff Miller gave a power point presentation comparing incidents, offenses,citations,drug/alchol DUI's, crashes,arrests,and response times for the past 3 years. As the County grows the statics go up. The goal is to keep this year's levels at last years. Response times are going up. Arrests and drug usage are down. Sheriff Miller encouraged everyone to call in any time a problem is spotted. The office number is 847-0959 and the dispatch number is 847-0950. Undersheriff Mr. Chris Miller was introduced. He spoke about the County Leash law, and the small building with runs that we now have for strays. He also answered questions. Information packets about disaster prepardness were available. Sharon Dixon is coordinator for the large animal evacuation in case of an emergency. Pens are being set up near the fire station. The area around the fire station will be used as a staging area.. For detailed information contact Sharon by e-mail at sharondixon@storeycounty.org.

All County officials can be contacted by e-mail. All addresses are listed on the County web site. Feel free to e-mail your ideas about disaster prepardness to Sharon or Sheriff Miller. Sheriff Miller's address is jmiller@storeycounty.org. Safety around mountain lions, bears, and other wildlife was mentioned.

9. Fire Department Presentation

Mr. Gary Haynes reminded everyone to clear 30 feet and to limb up from 30 to 50 feet. He explained how the crews are rotated around and why there is not a crew at the Highland Station every minute of every day. He gave a short history of how the slash pile evolved and the plans for fencing it. There will be no burning during the summer months. The Volunteered Fire Department thanked everyone who had given donations this year. It was explained that the donations go to purchase equipment. This year a tower was constructed at Station 2. More volunteers are needed.. Currently there are 10 active members. The volunteers back up our career and reserve people.

10. Presentation FSH and NDF

Unable to attend.

11. Presentation VRWPA

Jeanne Gribben announced that a grant was being sought to do an air count of the horses. There are 3 noxious weeds: Russian Nap, Hoary Crest, and Tall Whitetop in the Highlands, Pictures and instructions for eradication will be posted on their web site. This is not the time to limb up tress as the beetle will be attracted to the cuts.

12.. Proposal to send yearly dues notices by e-mail.

Angie explained why the coupons sent with the December 2007 mailing asked for e-mail address. This is not a YOU MUST proposal but an IF YOU WOULD LIKE proposal.

We can save money on postage by e-mailing invoices and notices. If you change your e-mail address will will know immediately and will send out paper. If we don't have your e-mail address you will get everything mailed. The money saved can be used for roads and snowplowing. Angie moved and Howard gave a second to a motion to use e-mail to people who request it. Motion carried.

13.. Lot Owners Comments Questions and Suggestions

It was mentioned that the street signs for Vermillion and Panamint are gone. Angie will send an e-mail to Gary Haynes to try and find out who is responsible for replacing missing signs. The main concern is the presence of several very high antennas built and being built. Some residents feel that they are illegal. Others feel that they are allowed because of rules regulating antennas for ham radio operators. It was suggested that they were being used for County emergency communication backup. The CC&R's no longer contain a height restriction. Some Board members feel that we cannot do anything from a CC&R point. Others felt that the issue should go to the County. The Board will discuss the problem in executive session and perhaps get a legal opinion.

Mr. Pat Whitten reminded everyone of the Vigilant Guard exercises scheduled for June 14 in and around Storey County.

14. Possible Proposal to Hold Special Election

Since there were no more volunteers to run for the 2 seats that will become vacant no proposal was made.

Mr. J. Schmoker said he would be available to be appointed to the Architectural Committee or to the Board.

15. Appointment of new Board member (s) in lieu of elections

One property owner, Mr. James Hoefft had sent in a nomination form. He has agreed to be appointed to the Board at the June 24, 2008 meeting. This will fill one of the vacant seats.

16. ADJOURNMENT

Angie moved to adjourn the meeting. Howard gave the second. The meeting adjourned at 12:15