

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

Board of Trustees Meeting Minutes
July 29, 2008

Craig Chanslor - President
Bill Bridge - Vice-President (Roads)
Angie Morran - Secretary/Treasurer
Howard Depew - Vice-President (Architectural)
James Hoeft - Vice President (Violations)

1. Meeting called to order at 6:30 PM. Association members present from sign in sheet: Nicole Barde, Gary and Kelly Brownwell, Greg and Michelle Adkins, Buddy Morton, James Hoeft, Kathleen Stormoen, Mr. and Mrs. Meade, Art Nelson, Patti Robertson, Scotty Chanslor, Shelley Hansen, Debbie Fortier, Norma Coppick, Cathie and Steve Hinkle.

2. Motion to approve the agenda made by Howard, second by James. Approved

3. Motion to approve June 08 minutes made by Howard, second by James. Approved

4. COMMENTS

A property owner was asked to deliver a message from Rita Lumos of the VCHPOA Board. They have received a \$2000.00 bill for mailbox insurance and want to know if we will share the cost. Angie commented that we carry our own liability insurance on the mailbox area with ABD Insurance and we have never had a bill that size and have never contributed to the VCHPOA Insurance. Angie will get back to Rita.

5. Committee Reports

5A. Roads

All three trucks are almost finished and ready for work. Lights still need to be installed. All HRPOA equipment have identifying signs. Bill received 4 e-mails about damage from the rain storm. In 2 places there was some erosion. Musket flooded because of a clogged culvert. A truck dropped cement on Musket. Castle Peak overflowed. The east side of North Star showed some erosion. A culvert is needed on Bull Frog. Road work will begin soon.

5B. Architectural

Nothing to report. No new plans submitted.

5C. Culverts

Last year 35 letters were sent out. Seven responses were received. Six owners did some work. Inspections will be done and a second letter will be sent out.

6. TREASURER'S REPORT

The checking account has a balance of \$36,262.39. The savings account balance is \$148,542.76. This gives the Association \$148,542.76 in operating funds. The culvert account has \$35,028.14, representing 14 lots and an additional \$28.14 in interest. The Reserve accounts total 56,226.85. Angie asked for permission to deposit this this year's budgeted amount to the Reserve Fund. The Board agreed. Of the 44 lots not paid up, 4 were resent notices to a new address, 7 are making payments, 4 are in foreclosure and 29 were sent to the new attorney for collection. The total owed to us is \$16,547.64.

7. President's Report

Craig read some water statistic facts. Every lot is allowed 2 acre feet of water a year. In all of Storey county there is 2376 acre feet available. There are about 2,175 lots in the Highlands. Craig suggested we put on the next agenda a discussion to lobby the Commissioners to hold this water in reserve for us. Craig worries that either a halt will be placed on new construction or the buying of water rights will be required for a permit. The item will be placed on the next agenda.

8. Board Member Updates

- A. Advertising signs update. No response to letter. We will send letters to the individual Lot owners once the Lot numbers are discovered.
- B. Road damage update. No response as of yet to the letter sent out. Has till October. Craig will call the owner.
- C. Any other matters. Bill received a verbal complaint re a property that is unsightly due to trash. The Board would like the complaint in writing before acting.

9. Update on antennae problem.

Attorney's have been hired by the County and the party involved. New Construction has been red tagged. One footing placed on an adjacent lot has been removed. A footing placed on another adjacent lot has still not been removed. The Board can do nothing about this other than state that it is a form of trespass and it is illegal to build anything on property that does not belong to you. Angie moved and Howard gave a second to a second letter being sent from the Board to the County asking them to ensure that all set backs are enforced and that County codes be enforced. The letter will be accompanied by copies of letters going back to 2000 when the Board from that time noted the violation of the CC&R's. Howard will pen the letter.

On a motion by Angie with a second from Howard to attempt to collect the moneys awarded to the HRPOA for prior legal costs, the vote was 4 ayes and one abstention. The Board will contact various attorneys for help.

10. Board revote on container complaint.

Since the container is way less than 200 square feet, not easily seen from the road, and the complaint not from a HRPOA property owner the Board decided on a motion by Howard seconded by Angie to take no action. A note or e-mail will be sent to the party making the complaint.

11. Correspondence

The Nevada All State Trail Riders sent their yearly letter asking permission for part of the 100 mile ride to go through the Highlands. A copy of the insurance rider has been received. The Board agreed to allow the ride but asked that in the letter of response we request that all riders sign a hold no harm to individual owners or Association waiver. Angie will write the letter.

12. Set next meeting date August 26, 2008

13. Adjournment Angie moved and Craig gave the second to adjourn at 8 PM