

**HIGHLAND RANCHES P.O.A.
BOARD OF TRUSTEES
MEETING MINUTES**

June 4, 2005 Annual Property Owners Meeting & Elections

Please note: Approved at the June 28, 2005 Board of Directors meeting

- 1. Established Quorum of the members. (127 or 25% needed per bylaws) Proxies totaled 100
Plus Lot Owners attending who signed in 59 =159 members in attendance by proxy or in person.**

Mike McDonough	Lou Tassone	Sharon Dixon	Ed Deiderich	Jim Dakin	Other
25	48	22	6	0	1

- 2. Meeting called to order by Mike McDonough, President at 10:05 AM. Board Members Present: Mike McDonough, Lou Tassone, Sharon Dixon, Ed Deiderich & Jim Dakin.**

Review and approve Agenda for June 4, 2005 Annual meeting & elections.

M -Ed S – Sharon V- Unanimous

- 3. Board of Directors welcome to all property owners made by President Mike McDonough. Thanks to our volunteers who helped put this meeting together-Lydia Hammack for spearheading the election and proxies. Angie Morran for her help with the ballots and her constant fine work as our bookkeeper. Maggie Hohn for her tireless efforts keeping our financials. Sherry Sampson for taking care of the refreshments. Nicole Frens for her constant support. The new road committee for the many hours and knowledge they have put into a plan to improve our roads. Mike reminded everyone that reflective signs are still available –ask at the fire station.**

- 4. With a quorum of members present by proxy and in person, the election committee was instructed to count the ballots received.**

- 5. Sharon Dixon, Board Treasurer & Secretary, reviewed current financial reports and informed us the yearly audited statement is available for those who want a copy it is on the internet. Savings balance is \$117,460.34; Checking balance is \$17,689.62; and CD reserve fund is \$41,480.00.**

- 6. Jim Dakin, Architectural Committee Advisor, gave a recap of the years activity, which included the approval of plans. 26 new homes were approved since the last annual meeting as opposed to the 19 the previous year. 6 new plans were received this past week.**

- 7. Lou Tassone and Ken Ketola gave the road report. Graveling of several roads was completed. Ken talked about the roads and the need for finances to complete the roads properly. Ken said “There are too many roads and not enough money.” He reminded everyone that the roads could not be completed in one year. There are 168 association culverts that need attention. Approximately 50 need to be replaced. The number one priority for our roads is drainage. Road work could be done but without proper drainage it would be a waste of time and money.**

- 8. Bob Kershaw, Storey County Commissioner, gave a presentation about the growth of the county and the possibility of a General Improvement District.**

- 9. Sheriff Jim Miller said that summer is upon us and with that comes special problems. We all need to respect other people’s property. The sheriff said that he will be stopping cars with out of state plates and letting them know that this is private property. We will see an increased presence of officers in the Highlands.**

10. Gary Hames, Storey County Fire Chief, provided information on the upcoming fire season and warned us to clear 30 feet around homes and outbuildings, paying special attention to decks and the debris that gathers under them.

11. Sherry O'Mahoney gave the presentation for VRWPA concerning the wildlife in our area. Sherry shared with the association how VRWPA was trying to get the horses back into the habit of foraging for food. The feeding program will not be used this summer or fall. The horses have become conditioned to people feeding them. Sherry has asked all the people that were authorized to feed the horses to stop feeding. There is a birth control program in force to cut the size of the herd to a manageable number. The state of Nevada is conducting a behavior study on the horses. There is an upcoming mailing asking for donations for feed once the winter program resumes.

12. Discussion/Action report. Mike presented the Association the three motions that were adopted at the May 31, 2005 monthly meeting regarding the increased funding needed to complete road work. Refer to May 31, 2005 minutes for the completed motions. Mike also introduced the idea of a special assessment of \$300.00 dollars a year in addition to the annual dues. This assessment would sunset in three years and at that time be revisited.

13. Owners comments suggestions and questions. A gentleman who lives on one of the 40 acre parcels asked what they (owners of 40 acre parcels) could do to help maintain our roads since they use them to access their property. The association had several suggestions including a voluntary donation and the possibility of gathering some of his neighbors to form a committee to oversee donations to the tens and ones to help maintain the road.

Sherry O'Mahoney asked the board why they didn't just pass the assessment. Mike explained that we wanted to share the idea with our neighbors before we just passed it. Ed explained that our bylaws limit us.

Bob Kershaw was asked if fees and taxes were raised because a neighborhood organizes a GID. Bob explained that much money goes to roads already with a GID money can be transferred from the GID board and the association. The second half of the question involved the county taking control of our roads-Bob explained that if the county got involved our roads would no longer be private.

The last question was for the board, a concerned neighbor asked the board to reconsider the new motion that would charge new construction an impact fee of one dollar a square foot to raise money for road repairs and maintenance. Her solution would be a graduated fee raise starting at 30 cents the first years, 60 cents the second year and finally the third year a dollar. Mike told her that the board would consider it.

14. Election results: Total ballots received -289

Votes for Sharon Dixon -126 votes

Votes for Jack Kennedy-79 votes

Votes for Roger Mills -76 votes

Votes for Howard Stephan - 7 votes

Two positions were open, so Sharon Dixon and Jack Kennedy were elected to fill those positions.

15. Meeting adjourned at 12:05 PM.