

**Highland Ranches Property Owners Association
Annual Meeting
June 3, 2006**

Mike McDonough, Shelley Hansen, Maggie Hohn & Steve Dragovich present

1. Meeting Opened at 10:08 am by Mike McDonough, President
2. Approve agenda for June 3, 2006 meeting:
 Motion: Steve Second: Maggie Vote: Passed
3. Welcome to all property owners present. Vehicle and ATV stickers are available for purchase. Mike also asked that anyone interested in filling positions on the Road and Architectural Committee's to contact any Board member. We are also short one position on the board.
4. Ballots counting will be done by Rita Loomis and Werner Hohn. Board Member Steve Dragovich will oversee the tabulation.
5. Treasurer's Report: Maggie Hohn presented the current financial data, the audited 2005 report and a five year overview of the association's financial standings.
6. Architectural Committee Report: Mike reported that from January 2005 to June 1, 2006 this committee has reviewed 39 sets of plans for either new construction of homes or additions.
7. Road Committee Report: Bill Hansen reviewed the 2005 expenditures including flooding, snow removal, storm repairs and the purchase of the grader. He explained that we are conforming to the standards as set forth in the Oklahoma Specifications to improve our roads. The road crew will begin placing rock on the roads on Monday, June 5th with the majority of the rock being placed in August of this year. The rock will be placed, mixing into the existing soil, watered and rolled for compaction. The road crew is widening roads as they can to conform to the 20' minimum that the Fire Department requires. Bill asked Gary Hames if the grade elevation reduction on Rocky Rd. was adequate for emergency equipment. Gary was happy with the change and stated further that he could not require us to conform with the new grade requirements on our existing roads. Many culverts have been added and/or repaired to date. The Road Committee has completed its culvert survey and once the committee meets again, letters will be sent out to those property owners not in compliance. Bill reiterated the need for our collection of the Culvert Bond now collected for new construction. This will ensure that our roads will not be ruined by run-off from new driveways.
 Sheriff Jim Miller thanked Bill for all of the hard work and improvements that have been made to our roads so far.
8. Storey County Commissioners Bum Hess, John Flannigan and Bob Kershaw each spoke regarding developer's attempting to build just outside of the Highlands and property taxation reductions. Owners asked several questions including the repair of missing pavement on Lousetown, speed limit sign updates, centerline divots on Hwy 341 and rezoning for new construction outside of the Highlands.
9. Sheriff Jim Miller and Gary Hames made a video presentation that covered all aspects of preparedness for fire evacuation for the area. This also covered new county equipment purchased, a reverse 911 system to be implemented, new water storage tanks that have been installed to lower the current insurance rating and what to do with livestock and animals during evacuation. The activated emergency number to call is 847-0950.
10. Fire Safe Highlands-no speaker present
11. VRWPA: Nancy Kilian gave a brief history of VRWPA and its function on the Virginia Range. Meetings are the last Monday of each month at the fire station.
12. Election Results: Werner Hohn read the results as follows-

Maggie Hohn	84 votes
Steve Dragovich	83 votes
Mickey Melton	5 votes (write in votes)
Joe Muller	3 votes (write in votes)
Nicole Barde	1 vote (write in vote)
Lou Tassone	1 vote (write in vote)
Total Votes	177 votes cast (126 being necessary for a quorum)
13. Adjournment: 12:16 pm