

Highland Ranches Property Owners Association

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

BOARD OF TRUSTEES MEETING MINUTES

JUNE 27, 2006

Shelley Hansen- President
Steve Dragovich- Vice President
John Kilian- Secretary
Maggie Hohn- Treasurer
Mark Green- Architectural Committee

1. Meeting called to order at 6:30 pm.

2. Vote to approve agenda for 6/27/06

M:Maggie Second: Steve Vote:Passed

Association members present: Bill& Shelley Hansen, Rita Lumos, Alvah Chapple, Maggie Hohn, John& Nancy Kilian, Lillian Henry, Bill Bridge, Nicole Barde, Mark Green, Dan& Jane Pressey, Kristen & Howard Depew.

3. Comments from the public: NONE

4. Minutes from May 30, 2006 meeting were approved.

M: Maggie Second: Steve Vote: Passed

5. Treasurers Report:

Checking Acct.:	\$ 1052.06
Culvert Acct.:	\$ 17495.62
Roads Acct.:	\$ 219.25
Savings Acct.:	\$126223.20
CD Checking:	\$ 2705.53
Fixed CD Acct.:	\$ 37700.03
Total Cash:	\$185395.69

Workers Comp: \$1539.00

Roads: \$27108.98 to date

Vote to approve Treasurers Report:

M: Steve Second: Shelley Vote: Passed

Vote to move \$7301.46 to checking:

M: Shelley Second: Steve Vote: Passed

6. Discussion and Vote on Board Positions:

Nomination of Shelley Hansen to position of President:

M: Maggie Second: Steve Vote: Passed

Nomination of Steve Dragovich to position of Vice President:

M: Shelley Second: Maggie Vote: Passed

Nomination of Maggie Hohn to position of Treasurer:

M: Steve Second: Shelley Vote: Passed

Volunteers were sought for the 2 open board positions. John Kilian volunteered to be Secretary. Mark Green volunteered to serve on the Architectural Committee.

John and Mark were added to the Board effective immediately.

7. Road Report:

Bill Hansen reported that 5300 ton of rock has been placed since 1/06. He said that 3500 ton is still to be placed. He told the Board that among the unforeseen problems included the cost of trucking and 60% of placing rock adds 5% to the cost. He said that we need a long term solution to the costs of water.. He reported that the grader is running good. He asked for a review of the budget. He discussed the inherent problem of steep grades and how it impacts the road maintenance greatly. Shelley suggested that drivers need to utilize 4 wheel drive on steeper grades to help preserve the roads. Nicole Barde suggested that tips for driving in the Highlands should be posted on the website to help preserve the newly laid rock. Future maintenance costs might be lowered if residents drive more prudently. A letter was sent to Terra Firma regarding damage to Lousetown Rd. Agreement was reached for them to make repairs at their expense. Nicole Barde asked if there are weight limits on the roads. There are not. Property owners were asked to call a board member to report if oversize construction vehicles are seen damaging the roads so that action can be taken. Shelley reported that pictures are being taken of culvert problems in the Highlands.

8. Architectural Report:

Mark Green reported that 2 sets of plans were submitted.

Lot #417 on Palisades for an addition. Mark will need some additional information.

Lot #457 on Tybo.

Shelley asked Mark to develop a record sheet format for ease of operation going forward. Mark will contact Jack Kennedy to get the plans and materials that he still has. Future storage of plans was discussed. A discussion also took place regarding scheduling a monthly Architectural report meeting. The meeting will be held on Tuesday (the 3rd Tuesday of the month) at 6:30 pm. Lillian Henry and Howard Dupuy volunteered to serve on the Architectural Committee.

9. Board Member Updates:

A letter was received today via fax from Robert Slaby regarding a request for a baseball/ softball field on School District property near the Fire Station. It was suggested that they be invited to a future meeting to make a presentation regarding their plans. Shelley said that she would like to see an ad hoc committee established to handle complaints from

property owners regarding NRS violations related to unsightly conditions on some of the properties in the Highlands. She asked for volunteers. A discussion ensued as to how this might be administered.

10. Next Meeting date: July 25th, 2006

11. Meeting adjourned at 7:50 pm.