

## Highland Ranches Property Owners Association

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

### Board of Trustees Meeting Minutes

Annual Meeting June 9, 2007

Steve Dragovich - President  
Bill Bridge - Vice-President  
Maggie Hohn - Treasurer  
Angie Morran - Secretary  
Mark Green - Architectural Committee

1. The 25% **quorum** of 127 lots represented was verified by the Secretary and President. 89 valid proxies were received and 40 lots were represented in person. The meeting commenced at 10:15 AM.

2. Motion to amend **agenda** so that the VRWPA presentation would be moved to item number 4 by Maggie, Second by Bill, Motion passed.

3. President Dragovich **welcomed** all attendees, introduced the Board and asked that people consider filling out a nomination for to run for a Board seat should a Special Election be held.

#### 4. VRWPA Presentation

Sandy Tyson introduced the VRWPA Board. She thanked the POA for always including a request for donations to the VRWPA in its annual mailing. She explained the definition of "estrays", the horse training and adoption program at the prison, the birth control program, the reason why the feeding program was halted, and their fund raising methods. She reminded every one that as a POA member they were automatically a member of VRWPA. She invited everyone to volunteer and attend their meetings which take place the last Monday of every month. She thanked former VRWPA Board members. She announced the immediate resignations of herself, Maggie and Sharon.

#### 5. Financial Report

A Financial Report dated December 31, 2006 prepared by CPA's Levy, Sapin, Ko, & Company was presented. (Hard copy attached to file copy of minutes). Treasurer Hohn read the audit statement dated April 18, 2007 which certified that all was in order. Treasurer Hohn then explained to the attendees why she choose to run for a Board seat. She said that past Boards had not done their jobs and were responsible for mismanagement of road crews and over spent by \$67,000.00. She then stated that this Board had implied that she had misstated funds and resigned. Before leaving the meeting she stated that any communication with her by any Board member had to go through her attorney. She did not leave information on how to contact her attorney. Angie moved and Bill gave a second to approve the written report presented. Motion passed.

#### 6. Architectural Report

Chair Green reported that 7 new structures had been approved in the past year. He has written a check list of what needs to be done to get plans approved and will have it posted to the web site shortly. Bill moved and Angie gave a second to accept the report. Motion passed.

#### 7. Road Report

President Dragovich, co-road manager, reported that the 2007 phase of road work is almost complete. There is about 5,000 more tons of rock to be placed and a little more grading/rolling and watering to do. Much progress has been made on roads that have had no previous work. A property owner asked if a third year of special assessment would be levied. Dragovich replied that the decision would be made when it is determined how well the work holds up in the winter season. Another property owner asked if additional gravel will be placed every year. Dragovich thought that some of the run off gravel would be replaced by having the grader scoop the gravel out of the ditches and resetting it. Another property owner asked why the roads were not being crowned. Dragovich replied that crowning is very difficult and requires special equipment. Mark moved to accept the report. Bill gave a second. Motion passed.

#### 8. Storey County Commissioner's report by Bob Kershaw

Mr. Kershaw reported that the commission is planning to hire a professional planning person in light of the sprawl at TRI and the numerous requests by developers for building permits. They want to keep the Highlands as rural as possible. The paved portions of Cartwright Rd. will be taken care of by the County as far as repair work and snow removal. The POA's will retain ownership. An agreement is being drawn up. The legal ownership of Lousetown Road is being researched. If it is proven to be owned by the County, the Commissioner's will discuss turning over the unpaved portion as a private road to the HOA's so that we can control our own destiny should other developments be built. A property owner asked if it would be possible to get a stop sign installed at the intersection of Cartwright and Lousetown. Mr. Kershaw suggested that the idea be put on the agenda's of the two POA's, voted

upon and if passed, be submitted to the County. He suggested a 4 way stop.

**9. Sheriff Department Presentation**

Not available.

**10. Fire Safe Highlands Presentation.**

Not available.

**11. Fire Department Presentation**

Mr. J. O'Mahoney of the Volunteer Fire Department reported that 18 water tanks had been buried around the Highlands. This provides better access to getting water in case of fire, Our ISO rating has been lowered due to this and if owners have an insurance company that goes by ISO ratings, premiums could be lower. He advised property owners to check with their insurance companies. New trucks have been acquired through a discount government program and modified for back country use. A Polaris 6x6 has been purchased and is of great use in getting to lightening strikes. New lockers, street signs, and fire house ventilation systems have been installed. The Spaghetti Feed fund raising event is scheduled for August 26. The Fire Department needs volunteers and all are welcome. They meet the first Wednesday of each month.

**12. Lot Owners Comments Questions and Suggestions**

A property owner asked why there is such apathy, why no one is running, why the Board is not functioning, why there are no volunteers. Angie replied that there are currently three volunteers on the Board. She thought no one was running because this and other Boards, or members of such, had in public, bad mouthed previous Boards or members and people were fed up, hurt and did not want to put themselves in a position of conflict. Another property owner asked what would happen if the Board ceased to exist. Angie thought the State would take over and force in a management company. The costs would be passed on to the property owners. Bob Kershaw spoke about his experiences with Property Management Companies on the other side of the County. He also spoke about the recalls that took place. President Dragovich commented that the Board members treatment of each other and personality conflicts were the cause of the resignations that have taken place in the past two years. He thought things had improved greatly over the past few months but apparently the changes were not lasting. Another property owner asked why we did not have leash laws. The question was motivated by the fact that he was attacked by a loose dog. He told the story of what had happened and what he had gone through. He was worried that it could happen again. Dragovich replied that a leash law in a rural are of 10+ acre properties was not possible. Angie said that the County would call animal control and pick up animals that were allowed to roam. Another property owner asked what was the allowable number of dogs one could own. Angie replied that the CCR's did not address that issue but that it there probably was a County Ordinance. Some one thought it was three.

**13. Vote to Hold Special Election**

Angie reported that 11 nomination forms had been requested and sent out. Two additional forms were requested and faxed. Two forms had been returned. One was not signed and the other indicated that the person would have to miss several meetings. It was decided that missing meetings would not necessarily be an impediment to running. Angie suggested that because the cost of the mailing for a special election is so high, if only four nominations were received, the remaining Board member(s) appoint the 4 people. This is legal under the By Laws. If more than 4 nominations were received, a special election should be held. President Dragovich stated that he didn't want it to be perceived that he was appointing friends to the Board and having an election would eliminate that concern. Another property owner suggested that if there were more than 4 nominees they could work it out among themselves. Another property owner asked what positions were available. It was explained you ran for a seat. The seated Board then decided who would take over which duties. Property owner Craig Chancellor moved that if more than four nominations were received, a special election be held in August. A second was give by the owner of lot 220. The motion passed by a show of hands. Several attendees asked for nomination forms. A property owner asked the current Board members to stay on through July until a new Board could be put into place. Mark stated that Howard DePew an Architectural Committee member had offered to volunteer. Mark asked that an item be placed on the agenda of the June regular meeting to ask Howard to step in on a temporary basis since he (Mark) would not be available for a few months.

**14. ADJOURNMENT**

Steve moved to adjourn the meeting. Bill gave the second. The meeting adjourned at 11:45

**The Board met in Executive Emergency Session**

Synopsis of discussion.

Access to mail box

Change propose agenda for June 2007 meeting.

Recovery of Association Records

How best to be able to get checks signed so bills can be paid

