

## Highland Ranches Property Owners Association

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

### Board of Trustees Meeting Minutes

March 27, 2007

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

1. Meeting called **to order** at 6:40 PM Association members present from sign in sheet: All Officers, Shelly Hansen, Bob and Kathy Kershaw (invited), Werner Hohn, Theresa Panziera, Patty Holly, Claire Koons.

2. Motion to amend and approve **agenda** by Angie, Second by Steve, Passed. (Add Bob Kershaw as item 3C.)

3. Motion to correct and approve **minutes** of February 2007 by Maggie, second by Bill, Passed. (2 spelling changes and include item omitted)

3C. **Bob Kershaw** He stressed that we are not talking about County ownership of Cartwright Road if we ask the County to do snow removal and repairs. In effect the County would be contracted by us to do the work. This would give us something for our tax dollars. The County would get assured access to the Fire Station via two routes. The DA would draw up the agreement. It would be much like the agreement between the POA's and the Sheriff's Department. The agreement could be terminated by either party. The one's are in favor of an agreement. Bob also mentioned the Sommerset development and other proposed developments. To insure that we have control of our own destiny he would like to see the unpaved portion of Lousetown Road go to the HOA'S. Lousetown was once a State Route which the State abandoned and gave to the County. Currently no record of this transfer can be found but research is being done. If it is deemed to belong to the County, he would like to see the County abandon it and turn it over to the HOA'S as a private road. The water situation in the area is getting worse so he is looking into growth control plans. He advised that all interested parties attend the Storey County Planning Commissioner's meeting at the fire station hall on April 5, 2007. He also advised attending, as he will be, the Washoe County Planning Commissioner's meeting on April 12, 2007 at their building on 9th and Wells at 2 PM. Dolan Properties will be requesting that Washoe County incorporate a development they want to build. They want access to 3500 homes with wells via Yellowjacket, Cartwright and Lousetown.

#### 4. COMMENTS

One property owner asked Bob Kershaw to clarify who he was and who he represented. He did so.

#### 5A. COMMITTEE REPORTS

**Roads** reported April 2 is the date for starting to rock the roads listed in the Road Plan (now posted on the web). The steering on the grader went out and was repaired. The generator is not working so it is being charged with a battery. The generator should be repaired some time this year. Sheridan Road had culvert installed. Next culvert scheduled is for Lost Burro. Maggie moved to accept, second by Bill and passed.

5B. **Architectural** reported lot 191 submitted plans for an addition and garage. Lot 437 submitted house plans which were approved and gave the 100 dollar and 2500 dollar checks to Maggie. Lot 274 submitted plans and checks totaling \$2600.00 at this meeting and they will be reviewed as soon as possible. Angie moved to accept, Bill gave a second and report was approved.

5C. No **park report** was available.

5D. **Other** reports. Bill Bridge reported that 3 new culvert violation letters were sent out. He also sent out 2 letters for oversized container violations and one for equipment parked on roadways. He has received one response to culvert violation letters and asked that the Board meet in Executive Session to discuss it. Board agreed to meet after adjournment.

#### 6. TREASURER'S REPORT

A detailed Treasure's report was presented (copy attached to file minutes). Bill moved to accept, Mark seconded, Passed. The Treasurer reported that she would wait till April 7 (5 days after all special assessments are due) to send any unpaid regular and special assessments to the attorney for collection. Bill moved to accept the report, Angie gave a second and report was approved.

## **7. PRESIDENT'S REPORT**

A. Steve asked the Board how they felt about asking the County to do snow removal and road repair work on Cartwright Rd. All thought it was a great idea. Bob was asked if he needed a formal letter. He thought a copy of the minutes should do. Maggie moved and Angie gave a second to a motion to enter into an agreement with the County, if the County agrees, to have the County do the snow removal and road repairs on Cartwright Rd. but not to relinquish ownership of our portion of the road. The motion passed.

B. The Board agreed that a Board member or designee inspect, check for a C of O, and sign off on any culvert refunds using the form designed and submitted to the Board by Nicole Barde.

C. All culverts must be inspected by a Board member before a violation is cited. Input should be solicited from someone on the road committee.

D. We need to hire a certified person/company to do our reserve study (per NRS 116). Maggie has located 3 companies (all located in Vegas). Angie will contact the 3 companies and ask for bids based on us having 506 lots with 149 homes built, partial responsibility for a mailbox enclosure, full responsibility of an equipment yard, and 35 miles of roads to care for.

## **8. BOARD MEMBER UPDATES**

Angie reported that there would be no election at the annual meeting since no one was running for election to the offices that would become vacant. She explained that the current Board consisted of 2 elected officers whose terms expired in 2008 and three appointed officers who are filling out terms which expire at the regular June meeting of 2007. Since no one is running for office, the 2 elected Board members will have to appoint 3 people to fill the positions. She wondered what would happen in 2008 if still no one would run. The HRPOA could find itself with a serious problem in that no work could be done. A property owner pointed out that if 3 appointees could not be found for this year, after June, no checks could be signed for materials and labor. Maggie suggested putting this item on the agenda of the Annual Meeting. Perhaps some people will step up and run for office and a special election could be held. Another property owner asked if write in ballots or nominations from the floor could be done. It was explained that it was not allowed by NRS 116 because of the disclosure that is required.

June 2 was set as the date for the Annual meeting. Since all that has to be sent out is the notification letter and agenda, it can be printed and mail merged by Maggie. Patty Holly volunteered to stuff the envelopes. The letters should go in the mail by May 1, 2007.

A comment letter from a property owner which required no response was read.

Angie reported that the road plan was now posted on the web and that should answer the questions from property owners read at the last meeting.

**9. NEXT MEETING** April 24, 2007

**10. ADJOURNMENT** 7:55 Board to Executive Session

## **Synopsis of Executive Meeting**

The Board discussed 2 homes under construction. We have no record of plan check fee or culvert deposits. We will investigate before asking the Building Department to shut them down.

The Board discussed 2 request for return of culvert deposit. One deposit will be refunded when the C of O is gotten. The other refund will be given when the property closes escrow. Angie will write the two letters.