

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, Nevada 89440

Board of Trustees Meeting Minutes
April. 29, 2008

Craig Chanslor - President
Bill Bridge - Vice-President
Angie Morran - Secretary/Treasurer
Howard Depew - Vice-President (Architectural)
Steve Dragovich - Vice President (Roads)

1. Meeting called to order at 6:33 PM. Association members present from sign in sheet: Three officers (Howard Depew and Craig Chanslor absent), Lillian Henry (proxy for H. Depew), Bill and Shelley Hansen, Ron Adkins (Fire Dept. rep.)
2. Motion to approve the agenda made by Bill, second by Lillian. Approved
3. Motion to approve March 08 minutes by Steve, second by Bill. Approved
4. COMMENTS
A property owner commented that there has been an advertising sign on Cartwright for 1 month. There is a two week limit. Another owner mentioned that there is a least one other sign. Angie moved and Lillian gave a second to a motion that a reminder letter be sent to the owner of the sign. Another owner mentioned that a property under construction in a Washoe County 40 acre lot is using Scorpion for access. The heavy equipment is leaving road problems. Bill will check out if Scorpion is the only access road to the property.
5. Committee Reports
- 5A. Roads
Receipts and bills for the spring road work are arriving. Spending should come to \$60,000+. 149,000 gallons of water were used. Overland will need a little more work. A few spur roads will be worked on. A few more ditches need to be cleaned but for the most part, the spring work is complete. The 2 ends of Bullfrog have not been graveled, but every other road has been. The fuel line on the grader has been repaired. We paid 5.50 vs 5.75 for rock because the 1's went in on us for a gravel purchase. If they do not use the gravel they agreed to then they will owe us .25 x 3000.99. The roller was rented for 2 weeks. We used it for 11 days and VCHPOA used it for 9 days. We will bill them for the 9 days. Bill Hansen will finish repairing the plow lights.
6. TREASURER'S REPORT
The checking account has a balance of \$25,994.65. The savings account balance is \$156,326.99. The culvert account has \$42,500, representing 17 lots and an additional \$28.14 in interest. For the 2008 assessments, 31 lots owe \$200.00, and 108 lots owe part/all of the special assessment. April 30 is the deadline for special assessment payment. Final notices will go out certified mail for all amounts due around May 15. Delinquent accounts will go to the attorney on June 15.
7. President's Report
None
8. Board Member Updates
 - A. It was reported by Angie that a letter to the Commissioners to pass a ordinance prohibiting overnight parking at the mailbox area was not yet needed.
 - B. The Annual Meeting mailing is completed and mailed.

- C. A proposal to change an access road by a group of property owners from Vermillion Road was distributed to the Board. The residents asked that the Board study the proposal. The residents making the proposal will be placed on the agenda of the May meeting.

9. Correspondence

Our auditor will be giving us a compiled report instead of an audit for the 2007 year. This is because of the missing computer records. The records are missing because the past Treasurer/Bookkeeper refused to turn them over to the Association. The auditor is making adjustments to our Quick Books system so future years will reflect what actually happened.

We received a note requesting that Bullfrog be opened from Cartwright to Palisades. This is not possible due to the slope and lower Bullfrog has a sign stating that it is a non-maintained road.

A letter was received asking us to consider deeding our roads to the County. This request has been made in the past. The County will not take over our roads.

Another note was received saying that the writer has not seen a half million dollars worth of road improvements.

10. Set next meeting Date
May 27, 2008 6:30 PM

11. Adjournment
Angie moved and Steve gave the second to adjourn at 7:35 PM.