

Highland Ranches Property Owners Association

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

Board of Trustees Meeting Minutes

Jan. 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 6:35 PM. Association members present from sign in sheet: Four officers (Howard Depew absent) , Scotty Chanslor, Lillian Henry, Bill Hanson.
2. Motion to approve the agenda made by Steve, second by Bill. Approved
3. Motion to approve October 07 minutes by Steve, second by Bill. Approved
4. COMMENTS
Lillian complimented the road and snow removal crews for the great work that was done this year.
5. Gloria McCoy
Not present. Angie read the e-mail from Ms. McCoy with her request to ask questions of the road committee. Her main question was what was the difference between road repairs, improvements and maintenance and what had been done with the special assessment money. It was explained that improvements were items that lasted for a period of time such as culverts, ditch and culvert markers, gravel, and ditches. Work such as grading, filling up holes, and keeping culverts and ditches open constitute repairs and maintenance. The special assessment money has been used to install and mark culverts, graveling all roads (not just the ones that have a resident), and cutting new ditches for better runoff.
6. Committee Reports
- 6A. Roads
There is now a working block heater in the grader. The new generator is working fine. The grader is old. It is circa 1960. It should last another year. It is worth about \$10,000.00. We should think about an upgrade. To bring it to A1 condition will require about \$5000.00. It has been well worth having since it has saved us quite a bit of money not having to rent a grader every season.
The Association purchased a 2006 Chevy 4X4 3/4 ton heavy duty truck and had an 8 foot plow attached to it. The purchase came in under budget. Unfortunately, the oldest of our trucks now has a broken frame. It will cost around \$550.00 plus installation to repair it. The Board decided not to repair it at this time since it is very old and has high milage. We will look at solutions (repair or new purchase) in the spring. In the mean time we will get prices on dump trucks with front end loaders.
Keeping the roads plowed during the recent snows has been a doable challenge. We have Bill and 5 other drivers. Two are always around but the other 3 are not always available. Plows have been out around the clock on some occasions, with drivers pulling 12 hour shifts. We need more drivers. The bigger challenge has been the severe drifting after the storms especially at 5 Mile/Toll, Yellowjacket, and Graves. The trucks are having problems moving these huge drifts and we have had to rent heavy equipment. A drift fence is needed at 5 Mile.
Bill gave the Board notice that this will be his last winter and his last spring as a full time Manager. Bill read a letter requesting the sanding of Hamilton. We do not own a sand truck. Steve reported that the 1 Acre Association is discussing road sanding.

- 6B. Architectural
No new plans have been submitted until today. Lot 253 submitted plans and Angie has the 2 required checks which she will hold until notified of the Committee's decision. Lillian will take the plans to Howard.
- 6C. Culvert
When the snow is gone, Culvert inspections will continue.
7. TREASURER'S REPORT
Angie reported that after the purchase of the new truck, and getting our money back from the Reserve Study deposit, there was \$33,227.51 left over from 2007 funds. \$7,064.23 was special assessment money and would go into the 2008 road budget. A proposal for the allocation of the remaining \$27,003.00 was made (attached). The Board decided not to accept the proposal but to hold the funds for a possible equipment purchase and the cost of a reserve study. Angie will investigate the "Do it Yourself" study. She reported that a total of \$184,045.03 had been spent on the roads in 2007. We currently have \$55,838.37 in our Reserve Fund. Cash on hand in our operating accounts is \$162,203.94. This is from last years carryover and regular and special assessments received for 2008. As of today, 185 lots have paid in full. 2 lots owe \$50.00. 105 lots owe \$200.00. 6 lots owe \$150.00. 1 lot owes \$50.00 and 317 lots owe \$300.00.
One nomination form to run for the Board has been received. Thank you. Hopefully more will come in prior to the deadline of March 1, 2008.
8. PRESIDENT'S REPORT
nothing new
9. Board Member Updates
The violation (camper top near road) on Lousetown has been taken care of.
10. Correspondence
A complaint has been received about the color of a house (new construction). Lillian and Howard will pull the plans and see if the color was approved by a previous Architectural Committee or if the color has been changed. They will report back at the next meeting.
A complain has been received regarding a barb wire fence. Angie will write a letter. The certified letter re the abandoned generator has been received. We are well over the 30 day period. We will sell it as scrap.
11. Next meeting
Craig asked if the Board would consider changing the meeting day for a few months. Howard has a class on Tuesday nights until May. We really do not want to loose him. Also - we run the risk of not having a quorum if people should be away or ill. The other solution suggested by Howard was to allow Lillian Henry to sit in for him and exercise his proxy. The Board agreed that this would be the best solution since it would be very difficult to make sure everyone was aware of a day change. The next meeting will be on Feb. 26, 2008.
12. Adjournment Craig moved, Steve seconded, adjourned at 8:30.