

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

Board of Trustees Meeting Minutes
June. 24, 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: Lillian Henry, , Gary and Kelly Brownwell, Greg and Michelle Adkins, Bud Morton, James Hoeft, Angela Mann (Guest of Morton), Kathleen Stormoen, Christan Meade, Phyllis Blake . Absent from the Board was Steve Dragovich.
2. Motion to amend the agenda (add item 12a Antenna problem) made by Craig, second by Howard. Approved
3. Motion to approve May 08 and Annual minutes with one correction to May minutes (resignation of Bill and appointment of Gary) by Howard, second by Craig. Approved
4. COMMENTS
A property owner asked how the chemical the one's were using for dust abatement was working. The response was that it seem to be working but more time was needed to see how it would hold up. Another property owner commented that it was an oil based substance. Many property owners commented on the presence of several very high towers. Among the comments were: survey pins had been removed and footings were being built on adjacent properties, towers built under the old CCR's were in violation of prior CCR's, towers are destroying property values of adjacent lots, prospective buyers had not wanted to look at an adjacent lot because of the towers, a proposed 199 foot tower did not have a building permit, a proposed 199 foot tower was not in compliance with Storey County height codes, previous CCR's were illegally changed and the new CCR"s could be challenged.
5. Committee Reports

5A. Roads
This is not the season for working on the roads so Gary and crew have been working to get all 3 snow plows in tip top shape for the next winter. He gave a rundown of all the work that was done, recapping the details included on all time cards. Angie pointed out that the work was being done at the hourly wage and would be reflected in lower bills from auto repair and detailing shops. Gary has a list of what needs to be done on the grader and when the trucks are completed, the grader will be worked on.

5B. Architectural
Nothing to report. No new plans submitted.
6. TREASURER'S REPORT
The checking account has a balance of \$37,877.51. The savings account balance is \$111,629.24. This gives the Association \$149,506.75 in operating funds. The culvert account has \$37,528.15, representing 15 lots and an additional \$28.15 in interest. The Reserve accounts total 56,226.85. Of the road budget of \$192,896.23, \$96,577.88 has been spent leaving \$96,318.35 which can be spent. 40 lots are going to collection on July 15. Craig moved moved and Howard seconded for acceptance of the report. Passed.
7. President's Report
None

8. Board Member Updates
 - A. Advertising signs update. Letter sent out.
 - B. Road damage update. Letter sent out.
 - C. Any other matters. Additional letter sent out re a request for information on who owns a lot.
9. Correspondence

A letter voicing a complaint about a blue cargo container. Angie could not verify that the letter was from a 10 acre property owner. Angie moved to write a letter. Bill gave a second. The vote was tied at 2 in favor and 2 against. The matter will be placed on the next agenda for a revote.
10. Morran and Dragovich terms expired at this point in the meeting.
11. Since there had been no election since there had not been 2 or more people willing to run for office the 3 remaining Board members opted to appoint 2 members. James Hoeft had submitted a nomination form. He explained that he had lived in Nevada for a while, was currently in residence in the Highlands and had no conflicts of interest. James accepted a seat on the Board. The Board then asked Angie Morran to accept an appointment to the Board with the understanding that if she could not remain for the 3 years, she could resign. Angie accepted. Both terms expire in 2011.
12. The newly seated Board discussed what positions they would like to assume. Craig would be President. Angie would be Secretary/Treasurer. Bill will be VP/Roads, Howard will be VP/Architecture, and James/VP/violations.
- 12A. Towers

Property owners in attendance asked the Board if something could be done to stop any new towers from being erected. Angie gave a history of a letter written by a previous Board regarding the same matter. The person responded with a three page letter which basically said "leave me alone" "doesn't the Board have better things to do". The person involved then proceeded to file a law suit against the HRPOA and others alleging that his house was not built to code. The suit became public record in that for 3 years all properties entering escrow had to be informed of the suit. The HRPOA was dismissed from the case and awarded a judgement of all fees and interest. The HRPOA has yet to be paid and has a writ filed against the property owner involved. The Board listened to the statutes from the FCC, FAA, and County that had been researched by the attendees. All agreed that the number of towers in existence and allowing some to be 75 feet is much more of an accommodation than anyone could possibly expect. Howard proposed that the Board write a letter to the County asking for their position on the 35 foot ordinance and if a special use permit, variance, or building permit is needed. The Board agreed to this letter. The Board advised the property owners who felt that the footings were on their property to get surveys done, and give the Board copies of the surveys so that an informed letter could be written. The Board also suggested the posting of "no trespassing" signs around the perimeters of the properties being encroached upon. The Board also suggested contact directly with the County Commissioners and Building Department. The Board feels that the matter should be handled by higher authorities with more legal clout than the HRPOA since the HRPOA is very limited in what it can do with fines and the like. Angie gave the NRS ordinance in regard to fines. The Board feels that given the prior history of the person involved, the Board would be ignored or possibly harassed with law suits which would end up in the Association having to levy a hefty special assessment to pay the legal fees.
13. Next meeting July 29, 2008
14. Meeting adjourned at 8:30 PM