

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

Board of Trustees Meeting Minutes  
October 28, 2008

Craig Chanslor - President  
Bill Bridge - Vice-President (Roads)  
Angie Morran - Secretary/Treasurer  
Howard Depew - Vice-President (Architectural)  
James Hoeft - Vice President (Violations)

1. Meeting called to order at 6:30 PM. Association members present from sign in sheet: Gary and Kelly Brownwell, Scotty Chanslor, Nicole Barde, Bud Morton, Michelle Adkins, Mark Green, Patti Robertson.

2. Motion to and approve the agenda made by Angie, second by Craig. Approved

3. Motion to approve Sept. 08 minutes made by Howard, second by Bill. Approved

4. COMMENTS

A property owner asked if the Association had been able to find an attorney who would collect some past due legal fees on a contingency basis. Angie explained that no one would nor would there be a guarantee of costs. The Association will contact the attorney who handled the case to make sure the writ is still in force.

5. Committee Reports

5A. Roads

Yellowjacket, Scorpion, Combination, Hamilton, Globe, Musket, Castlepeak, and Stovepipe have been graded. Snow plows have been checked out. A list of missing street signs is being compiled. Scorpion between Yellowjacket and Combination needs to be extended. Livery and Calaveras need work but it will be difficult and expensive. Ditches will be cleaned out. The grader will be greased. Grader tires will need to be replaced soon.

5B. Architectural  
Nothing new.

5C. Culverts  
One request for refund received and granted.

Angie moved to accept all 3 reports. Howard gave a second. Passed

6. TREASURER'S REPORT

The checking account has a balance of \$13,558.45. The savings account balance is \$112,904.11. This gives the Association \$126,462.56 in operating funds of which \$85,503.28 is dedicated to road work. The culvert account has \$32,534.30, representing 13 lots and an additional \$34.30 in interest. The Reserve accounts total is \$64,511.46. Of the 27 lots not paid up, 6 are making payments, 3 are in foreclosure and 18 are still in collection. The total owed to us is \$10,029.38. Dues notices have gone out. We started with 130 e-mail addresses. 15 had a delivery failure. 8 people requested paper. 1 person could not open the file. All the rest of the notices went USPO.

Bill moved to accept the report. Howard gave a second. Report accepted.

7. President's Report

Craig, in a response to a question from our collection attorney re accepting payments, said he had no objection. He feels tat taking payments is better than collecting fines.

8. Board Member Updates

A. Advertising signs update.

Letters have been sent. Craig wants the item on the January agenda. If the signs are not down, the Board should institute fines.

B. Any other matters

Howard DePew announced that he must to resign from the Board due to employment issues. This will be his last meeting. Lillian Henry is willing is accept an appointment. Angie asked if any one present would like to volunteer or be considered. No one responded. Bill moved to appoint Lillian to the Board. Craig gave a second. All were in favor. Howard was thanked for his service. Angie asked Mark Green to serve on the Architectural Committee. Mark agreed.

9. Correspondence

None

10. The next meeting was set for January 27, 2009. A notice will be posted on the e-board and at the mailboxes that dues notices were e-mailed or sent. The two hundred dollars is due Jan. 15, 2009.

11. The meeting adjourned at 7:20 PM. No Executive session was needed.