

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

Board of Trustees Meeting Minutes
September 30, 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 6:33 PM. Association members present from sign in sheet: Gary and Kelly Brownwell , Scotty Chanslor, Lillian Henry, John Schmoker, Shelley Hansen, Dave Bean (representing lot 147), and Michael Streeter (representing SCFD).
2. Motion to and approve the agenda made by Craig, second by Howard. Approved
3. Motion to approve August 08 minutes made by Howard, second by Bill. Approved
4. COMMENTS None
5. Committee Reports
 - 5A. Roads
Grading has begun. Most Association culverts have been cleaned. The culvert on Musket has been extended 10 feet. The culvert on Scorpion has been extended 3 feet.
 - 5B. Architectural
A shed for lot 408 has been approved. A new structure for lot 147 has been approved and the 2 required checks have been received. Lot 37 has e-mailed a request for a written statement authorizing a 200 square foot utility building. The Association will not send any authorization without having plans first submitted.
 - 5C. Culverts
Inspections are under way. The west side of SR341 still has to be done. So far 2 driveways that may cause problems have been noted. Lot 96 has a blocked area that could impact Globe and Hamilton. Two letters have been sent without any response being received. The Association will cut a drainage trench. Lot 130 also has a problem with drainage that could impact Yellowjacket and the Association is considering cutting a drainage ditch there. The Association will also be doing work near Lot 146 on Yellowjacket to stabilize the road.

Angie moved to accept all 3 reports. Howard gave a second. Passed
6. TREASURER'S REPORT

The checking account has a balance of \$18,716.68. The savings account balance is \$110,866.35. This gives the Association \$129,583.03 in operating funds of which \$92,903.16 is dedicated to road work. The culvert account has \$35,0034.30, representing 14 lots and an additional \$34.30 in interest. The Reserve accounts total is \$64,511.46. Of the 27 lots not paid up, 5 are making payments, 3 are in foreclosure and 19 are still in collection. The total owed to us is \$10,051.38. Angie spoke to 2 law firms regarding a large debt owed to us. Neither one will collect on a contingency basis nor give an guarantee of costs or that the costs will not exceed the amount to be collected. The board asked Angie to meet with Attorney Gunderson and discuss out legal status. Angie asked the Board to approve the donations in our 2008 budget. Howard moved to donate the usual amount to the VFD. James gave a second. Motion passed. An attendee asked why we had not spent all the cash budgeted for roads.

Angie explained that at the prior years meeting it had been decided not to spend dollars just to spend them. If all the money was not spent in 2008, the surplus would be tagged as road dollars and added to the 2009 road budget. She felt that this would enable the Association to continue working on the roads for at least another year without have to consider any additional special assessment. Bill moved to accept the report. Howard gave a second. Report accepted.

7. President's Report

Craig sent our statement letter on acre feet of water to the Commissioners. No written response has been received. Craig called Pat Whitten. Mr. Whitten stated that the Commissioners want to wait until after the elections to respond. Mr. Whitten asked Craig if we were implying that we wanted a moratorium on building. Craig said "No". It is believed that we will receive, in writing, a promise that the water will be held in reserve for this area. Bill moved to accept the report. Jim gave a second. Report accepted.

Craig had received copies of legal fees from a person in collection. Craig thought the bills were high and wanted to know how the Board felt about changing lawyers so that we would pay up front and be able to waive legal fees. Angie replied that speaking as a property owner and not a Board member she would be very angry to find out that the Association was using her assessment to pay the legal fees of people who were in collection. She also explained that the legal fees only went that high when several notices were ignored. She explained that the Association sent 3 notices prior to even considering legal action. In addition, the intent to go to collections for unpaid dues is mentioned in Association minutes. The attorney then sends out 2 notices before adding on foreclosure fees. Bad check fees should not be the problem of the Association. Other Board members felt the the fees were in line with what other lawyers charge. Since no motion was made the matter ended with the discussion.

8. Board Member Updates

A. Advertising signs update. Lillian gave the lot numbers to Angie who will write letters.

B. Musket Road repairs. See Road report.

C. Letter to Commissioners re antennas.
Howard is still waiting to hear back from the Commissioners on his first letter.

D. Collecting on claims. See Treasurer's report.

9. Review letter and Budget for Annual mailing.

The Board reviewed the proposed letter and budget which would accompany the invoice for the 2009 dues. A due date of January 15, 2009 was acceptable to all. No suggestions or changes were proposed. The mailing should go out in October. Property owners who requested being e-mailed information will be e-mailed. Everyone else will receive the invoice via US mail.

10. Correspondence

A letter requesting a culvert refund was received. The property has not yet received a C of O. Angie will send an explanation.

11. Set next meeting date October 28, 2008

12. Adjournment Angie moved and Craig gave the second to adjourn at 8:05 PM