

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

Board of Trustees Meeting Minutes
August 26, 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. The meeting was held al fresco since no one was available to unlock the community room. Director Hoeft was unable to attend. Association members present from sign in sheet: Nicole Barde, Gary and Kelly Brownwell, Greg and Michelle Adkins, Art Nelson, Scotty Chanslor, Lillian Henry, Andrew Crowell, and John Schmocker (present but not signed in).
2. Motion to correct and approve the agenda made by Angie, second by Bill. Approved
3. Motion to approve July 08 minutes made by Bill, second by Craig. Approved
4. COMMENTS
A property owner was very upset because his unpaid regular and special assessment account had been sent to the Association attorney for collection. He felt he should have been telephoned a reminder. It was explained that we are required to send a notice certified mail return receipt requested. He wanted the Association to waive the legal fees. It was explained that if we did, the Association would have to pay the fee out of Association funds and that was not fair to members who had paid on time. He stated he would sue us.
5. Committee Reports
 - 5A. Roads
It was a busy month. Bill Bridge and Gary repaired all the rain storm damage on Combination. They took excess gravel from other roads to repair the 3 feet of road that had washed out. Gary spoke to the owner of the property under construction on Flatiron and they will repair the damage done to the road. Hamilton and Globe will be graded when we get some moisture.
 - 5B. Architectural
Nothing to report. No new plans submitted.
 - 5C. Culverts
Inspections are being done.
6. TREASURER'S REPORT
The checking account has a balance of \$19,652.10. The savings account balance is \$109,150.01. This gives the Association \$148,542.76 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. This year contribution of \$8,000.00 was made to the fund. Of the 37 lots not paid up, 2 were resent notices to a new address, 6 are making payments, 3 are in foreclosure and 26 are still in collection. The total owed to us is \$14,008.63. Angie is still trying to set up a meeting to collect a large debt owed to us.

7. President's Report

Nothing new to report.

8. Board Member Updates

A. Advertising signs update. Lillian will collect the addresses and give them to Angie. The owner of the signs was present and felt that he was being picked on because there are other signs around the area. It was explained that we do not go looking for violations. We only act on complaints received. He was asked if he wanted to complain about specific signs. He refused. He told us to go ahead and write to the property owners. They are expecting the letters.

B. Road damage update. See Road report.

C. Letter to Commissioners re antennas. Howard is still waiting to hear back from the Commissioners on his first letter. Angie explained that the Association had been contacted by the DA's office. They requested all documents pertaining to CCR's going back to 1978. A search of the files produced all the requested materials as well as some letters written many years ago, complaining about the antennas.

9. Discussion re acre feet of water available on the range.

Craig again gave us the facts from the latest water reports. He explained that Storey County is taking over distribution of water. Craig wants both Associations to lobby the County not to give the water to any other areas or developments. He will attend the VCHPOA meeting. Angie moved and Howard gave a second to Craig's writing a letter to the Commissioners.

10. Correspondence

A letter protesting being sent to collection was received.

11. Set next meeting date September 30, 2008

12. Adjournment Angie moved and Craig gave the second to adjourn at 8:35 PM