

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

Board of Trustees Meeting Minutes
Annual Meeting June 6, 2009

Craig Chanselor - President
Bill Bridge - Vice-President
James Hoeft- Vice-President
Lillian Henry - Vice- President
Angie Morran - Secretary/Treasurer

1. The 25% **quorum** of 127 lots represented was verified by the Secretary and President. 117 proxies were received and 29 lots were represented in person. The meeting commenced at 10:15 AM.

2. Motion to amend the **agenda** and have the guest speakers first due to time constraints by Craig :Second by Angie: Motion passed.

3. President Chanselor **welcomed** all attendees.

4. Presentation by **Storey County Commissioner** Kershaw

We were reminded to make sure we identify ourselves as Storey County especially when making large purchases so tax dollars go to Storey County and so that we do not get charged the increased vehicle registration fees. Storey County is in good financial shape currently. TRI generates revenue and even if assessed values on properties go down, with a conservative budget the County should be good for a while. The question of the windmills is ongoing. The Commissioners feedback from residents indicates that most people are opposed to having the towers on Davidson Peak.

5. Presentation by **Sheriff's Department**

Speeders, motorcycles, and wild animals seem to be the primary concerns of Highland residents says Sheriff Miller. The Department along with other agencies have been drilling for emergency contingencies. The Department would like to see more and bigger signs saying PRIVATE ROADS to get a handle on the ATV trailers being parked around our roads. It is up to us the residents to decide how to handle residents vs outsiders on off road vehicles. Perhaps all Highlands UV's, ATV's, and motorcycles should be required to have a POA sticker so deputies can tell residents from outsiders,

Under Sheriff Antonovich presented some stats on crimes. 15% of the offices calls come from the Highlands but arrests only total 5% of the County's numbers. Traffic incidents are 15% of the total but citations issued are at 20%. Dog complaints are a big issue and micro chipping dogs would be a great help in getting lost animals home since the County has a chip reader.

Sharon Dixon spoke briefly on the large animal evacuation plans as she is the coordinator. Defensible space is necessary to protect the animals. Have a plan for a worst case and practice the plan. Out side trailers will not be allowed in because they create a traffic problem. If you place is secure and safe, leave your horses. If they are in danger bring them to the pens east of the Fire Station. Bring 3 days worth of food. The large animal will be tagged and you will have to sign a release (hold harmless) form. No one will come and get your animal. You must get them to a safe area.

6. Presentation by Storey County **Fire Department**

Our department is in charge of structure protection. NDF is in charge of the wild land areas. There has been a 2% increase in EMT calls. There a paramedics in the Highlands 24/7 with the Reserves covering nights and weekends. There has been a 5% increase in fire incidents. The volunteers need people. Any one interested is encourage to sign up and be trained. We were reminded that if a fire starts on our property and spreads to another parcel, the property owner can be liable for fire costs.

7. Presentation by **NDF**

Bill Molene spoke about the fire breaks that his crew is working on around the Highland Rd., Calaveras and Panamint area. The slash pile is being chipped and the chips go to the recycle plant in Carson. 75 tons have

been chipped so far this year. His 3 man crew has a list of 50 properties needing dead trees removed. A \$450,000.00 will come in after July 1 of this year and will be used for fire prevention in the Highlands.

8. Financial Report

Angie reported cash on hand of \$115,791.11. Of that amount \$57,999.02 is dedicated road money and \$57,792.75 is general operating money. \$65,219.35 is in reserve fund accounts. The culvert account of \$32,547.31 represents 13 lots. Thirty three lots owe regular assessments for 2009. Sixteen lots are in collection from 2008. Late notices have been sent out via certified mail and regular mail. Sixteen of the 2009 unpaid lots are already in collection from last year. All new past due accounts will go to the attorney in July. The total accounts receivable is \$12,465.13. Three of the past due lots are already in foreclosure by other parties. In April the Board authorized the Vice-President of Roads and the Road Manager to spend up to \$65,000.00 on equipment. The funds would be borrowed from road dollars placed in the budget from regular assessments and left over general account funds, not from the special assessment funds. So far \$40,553.98 has been spent. After the road report is given, Angie suggested the membership discuss if they would entertain replacing the cost of the equipment with a one time small special assessment so that the equipment would be put to maximum use.

9. Architectural Report

Lillian reported that it has been a very slow year. Nothing out of the ordinary has taken place. and no plans have been submitted.

10. Road Report

Bill introduced Gary our Road Manager and Rich our water truck driver. The Road Plan is on the web site (hrpoa.org). Seventeen miles of road have been upgraded and 30 culverts cleaned, worked on or installed. Every road other than the far end of Musket and upper Bullfrog have seen rock. The washboards are kept to a minimum but the off road vehicles and speeders create them. Our 44 year old road grader which we had for 3 years died. A 1988 hydraulic Champion with enclosed cab was purchased at auction for \$13,000.00 along with a 2500 gallon water truck and a five cubic foot dump/spreader/plow truck. Our oldest plow truck will be retired leaving us with 2 pickups with plows and 2 heavy duty large plows. The crew is still looking to purchase a compactor and will keep checking auctions.

Craig asked the membership if they thought we should replace the money spent on the equipment. He suggested a special assessment of \$100.00 which would be short of the \$65,000.00. Angie opted for \$120.00. Several people said it should be \$125.00 to make up for the 33 lots that will be in collection. Some one asked if the money would go into the Reserve Account. Angie stressed that any assessment would be ear marked only for use on the roads. She said that a Reserve Fund Study is planned for the second half of the year since the State requires us to have it in progress this year but that issue would be addressed separately and hopefully not till 2010. Craig moved to vote on a \$120.00 special assessment. Angie asked that the motion include a payment schedule such as 10.00 per month or 60.00 a year over 2 years or 4 quarterly payments of 30.00. The membership wanted just to be billed all at one time by August 1st and given 4 months to pay. Lillian gave a second to Craig's motion for an \$120.00 one time assessment to be billed this year with a due date of no later than December 31, 2009. The motion was put to a oral vote of the membership and passed unanimously.

11. Violation Report

Jim reported that the 3 categories of complaints this year were signs, lights, and trash/junk cars. The signs are all down. Of the 2 lighting complaints one is resolved and one is in progress and the junk cars/trash complaint will be addressed.

12. Presentation VRWPA

Jeanne Gribben spoke about a weed that is affecting our junipers. It can be easily taken care of. The weed is call parasitic mistletoe and it uses the Utah Juniper as a host. Just cut the branch off. There are 1,448 horses on the entire range. About 300 live in the Highlands. A "What Plant is That" workshop is being planned for July.

13. Lot Owners Comments Questions and Suggestions

None

14. ADJOURNMENT

Craig moved to adjourn the meeting. Jim gave the second. The meeting adjourned at 12:25

