

Highland Ranches Property Owners Association  
P.O. Box 1039, Virginia City, Nevada 89440  
Board of Trustees Meeting Minutes  
April 29, 2009

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

1. Meeting called to order at 6:35 PM. Association members present from sign in sheet: Nicole Barde Gary and Kelly Brownwell, Howard DePew, and Michele Adkins.
2. Motion to approve the agenda made by Jim, second by Bill. Approved
3. Motion to approve March 09 minutes made by Bill, second by Lillian. Approved
4. COMMENTS  
Lillian, speaking as a property owner mentioned that there were a number of unfinished homes about. Craig agreed and mentioned that he heard the County was thinking about requiring builders to post a construction bond.
5. Sheriff's Department Update None
6. Committee Reports
  - 6A. Roads  
Bill and Gary named the roads that were currently being worked on and completed or nearly completed.  
*Barrell Springs- Addition compacted gravel, Victoria to Overland ¾" 200T*  
*Calavaras - Extend 18" culverts and backfill,*  
*Placed boulders*  
*Recut ditch near Grande*  
*Castle Peak - Initial gravel - lots 213, 214 & 215 Widen road to 16' min. 1000' of 1 ½ " 100T, ¾ " 200T*  
*Widen road @ 12" culvert and clean out on lot 214*  
*Additional compacted gravel Lots 191, 213, 216, & 217 ¾ " 200T*  
*Flat Iron - Cut ditch west side from lot 245 to Musket*  
*Install new 24" culvert*  
*Additional compacted gravel from cull de sac to top of slope ¾ " 200T*  
*Grande - grading & culvert clean out as required*  
*Hanaupah - sign at Lost Burro, grading & culvert clean out as required*  
*Completed Graded*  
*Highland - grading & culvert clean out as required*  
*Livery - Additional compacted gravel from intersection with Hanapah to top of hill and from lot 481 to one's.*  
*Recut ditches, grading & culvert clean out as required*  
*Lost Burro - cut 4' of 18" culvert at lot 471, grading & culvert clean out as required*  
*Overland - sign at Barrel Springs, grading & culvert clean out as required*  
*Panamint - - grading & culvert clean out as required*  
*Prospect - grading & culvert clean out as required*  
*Rocky Road - grading & culvert clean out as required*  
*Victoria - Additional compacted gravel at foot of hill from BS intersection lot 446/447 ¾" 25T*  
*grading & culvert clean out as required*  
*Yellowjacket - Cut ditch to culvert at lot 146, grading & culvert clean out as required*  
*Completed Graded*

Unfortunately work has slowed down because the grader blew a piston rod resulting in an 8 inch

hole in the block. The board discussed replacing the grader and the possible purchase of a roller and water truck. Angie pointed out that while the money was available the result would be that we would have the equipment but substantially less money available to work the equipment. The Board on a motion from Craig and a second from Bill voted to spend up to \$65,000.00 on equipment using Reserve fund money. A poll of the Board showed Angie was opposed. She explained that with a Reserve Fund study approaching she felt it unwise to spend money from that fund. She feared it would look bad if at the time of the study we have very little set aside. The motion was reworded to authorize the purchase from general funds and then at a later date discuss a very small special assessment to replace some or all of what would be spent. The motion was approved unanimously.

All street signs will be finished in the next week. The posts have been reinforced and set in concrete.

6B. Architectural  
Nothing new.

6C. Culverts  
Nothing new

Angie moved to accept all reports. Lillian gave a second. Passed

7. TREASURER'S REPORT\*

The operating account balance is \$168,284.41. Of that amount \$107,811.96 is dedicated to roads and \$60,472.45 is for general operations. The reserve fund is \$65,095.87. The culvert account contains \$32,545.41 representing 13 lots and \$45.41 in interest. There are 42 open 2009 invoices representing \$8316.00. \$6235.13 is outstanding from 2008, representing 16 lots. \$10,879.61 was spent on roads since the last meeting. 3,666.47 of that was labor, 4,037.51 was for gravel and 1,587.81 was for equipment and parts.

Bill moved to accept the report and the materials for the meeting. Lillian gave the second. Passed

8. Board Member Updates

8A. Fines for Advertising signs update\*  
Two parties have removed offending signs.  
The party with the third sign has been contacted.

8B. Complaint re lights left on all night.  
The matter has been resolved.

8C. Any other matters  
None

9. Correspondence  
None

10. The next meeting was set for May 26, 2009.

11. The meeting adjourned at 7:50 PM with a motion from Angie and a second from Bill.  
The Board met in executive Session to discuss a pay roll matter which was resolved in several minutes.