

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, Nevada 89440
Board of Trustees Meeting Minutes
August 25, 2009

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 6:35 PM. Association members present from sign in sheet: Gary and Kelly Brownwell, Art Nelsen, Nicole Barde Lillian Henry, Ann Dahl, and guest Tom Purkey.
2. Motion to amend the agenda made by Craig, second by Angie. Approved
3. Motion to approve July 09 minutes made by Jim, second by Bill. Approved
- 4A. Tom Purkey from the Indian Colony asked permission to for tribal elders and youth to gather pine nuts as part of teaching tribal youth the traditions of their heritage. It was explained that all lots are private and that the Association could not give permission on behalf of the lot owners. Permission would have to be sought from individual lot owners. Angie suggested posting on the e-board and obtaining a County list of owners and writing to them and making sure to get permission in writing. Several attendees gave notes and permission on the spot. Howard made a motion that the Board would support the Colony in their right to solicit permission from individual lot owners and that they could use our roads to access lots where permission has been given. James gave a second. Approved
- 4B. COMMENTS
None
5. Sheriff's or Fire Department Update
Gerry Antinoro was in attendance to answer any questions. One person asked if the Sheriff's office would respond to calls about shots, probably target shots, in the area of Old Toll Road. The answer was "Yes". Angie reminded every one that the 100 mile endurance race would be going through that area on Sept. 18 and read the route through the 10 acre area that the riders would be taking.
6. Committee Reports
 - 6A. Roads
Grader had a dent in the blade's left hydraulic ram. The piston head was damaged and causing the ram to leak severely. The ram had to have a new can welded on and replaced the piston head and ring kit at a rebuild cost of \$1138.88 as opposed to a used ram costing \$3300.

Water Truck has a bad starter but can be started by jumping the relay. Tried to replace the relay but that didn't solve the problem. Rich and Bill are trying to locate a electrical schematic to troubleshoot the problem.

Had to replace a leaking hydraulic line on the compactor, but still need to replace one more.

Tilt trailer had to have a tire repaired.

The dodge is out of commission because of tire damage. A decision needs to be made if we want to sell ford and use the proceeds for replacement tires. Should be able to get \$1500 to \$2000 for it. We should keep the snow plow for replacement parts for the other plow.

Roads scarified, graded, harrowed and/or wet or dry compacted for wash boarding – Cartwright, Northstar, Calaveras Livery, Frying Pan, Overland and Barrel Springs.

Re-graded storm damaged that filled ditches and culvert wells on Scorpion, Castle Peak and Combination.

Several roads are being badly worn due to heavy truck traffic on Buckeye, Hamilton, Globe and Yellowjacket because of construction on Union and Yellowjacket.

The Board is adamant that if construction causes damage to a road the home owner is responsible for repairing the damage and that the road must be restored to the shape it was in before construction began.

Bill has been spending up to 90 hours a month doing actual work on the roads. As a Board member he can not be paid. Gary has a job and can only do actual work on weekends. Bill asked the Board if they would hire and pay him if he resigned from the Board. Angie stated that it would be unethical and that there would have to be at least a 6 month passage of time between resigning and then being hired. Angie volunteered to help out by operating the roller and Howard volunteered to run the grader until some additional workers could be found.

6B. Culverts - nothing new

6C. Architectural - lot 279 submitted plans for a barn

7. TREASURER'S REPORT*

The operating account balance is \$67,676.55 Of that amount \$12,646.61 plus incoming dollars of \$52,560.00 is dedicated to roads and \$55,028.94 is for general operations. The reserve fund is \$65,318.52 The culvert account contains \$35,047.60 representing 14 lots and \$47.60 in interest. There are 26 open 2009 invoices representing \$5184.50 \$6235.13 is outstanding from 2008, representing 16 lots. \$11,033.65 was spent on roads since the last meeting. \$3,112.05 of that was labor, \$348.05 was for supplies, \$1,250.00 was for equipment rental, \$3,870.00 was for hauling, \$1,836.12 for gravel, \$293.68 for fuels, and \$323.75 was spent for repairs.

Craig moved to accept the report and Howard gave the second.

Passed

Angie asked the Board if they had any preference as to which of the reserve study bids we should accept. All members felt that the proposal from Better Reserve Study was the best, especially in light of the fact that they provided references. Craig moved and Howard gave a second to signing a contract with Better Reserve, unless their references did not check out.

Passed

8. Board Member Updates

8A. Outstanding complaints

A copy of the 1978 CC & R's has been obtained. The original CC & R's do not address fencing so if the fence in question was built before 1988 (the first year fencing was addressed), it is grandfathered.

James will write a letter addressing the trashy lot complaint.

8B. Any other matters the Board wishes to bring up

Craig reported that he is still hearing about the motorcycle track. Deputies have been out there and it is not commercial operation but the kids who use it drive way to fast up Castlepeak. Traffic has calmed down since school started. The Building Department will see if there was a permit pulled for the excavation.

9. Road Closure for 2009

Craig was not able to talk with the one's but will try to get to their next meeting.

10. Correspondence

A letter was received complaining that no work has ever been done on Scorpion Rd. and wanting to know who our road contractor is. Angie will draft a letter listing the work that has been done, and inviting the property owners to come to a meeting and meet the people who do the work.

Our attorney gave us some information on the Frisbee golf course and advised us to call the person about the brochure before paying out legal fees.

11. The next meeting was set for September 29, 2009.

12. The meeting adjourned at 8:00 PM with a motion from Angie and a second from James.