

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, Nevada 89440
Board of Trustees Meeting Minutes
February 24, 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 6:34 PM. Association members present from sign in sheet: Shelly Hansen, John Schmoker, Jim Miller and guest. Two Board members, Craig Chanslor and James Hoeft absent.
2. Motion to approve the agenda made by Bill, second by Lillian. Approved
3. Motion to approve January 09 minutes made by Bill, second by Lillian. Approved
4. COMMENTS

A property owner warned that the mountain lion is back in the vicinity of the east side of Cartwright Road. Angie added that there is a bobcat in the area as well. A property owner asked if there are plans to spend the remaining road dollars. The Board was reminded that the special assessment dollars had to be spent on all roads even if there are no residents. Angie replied that would be the case with the special assessment money, but once that was exhausted it would be impossible to do all 35 miles of roads with the general funds road budget of approximately 34,000 per year and the priority would have to go to heavily traveled and populated roads unless there was another special assessment which she feels would be a burden on everyone given the current economic situation.

5. Sheriff's Department Update

Sheriff Miller introduced Officer Jerry Antinoro who is his chief trouble shooter. Call the office with any questions or concerns.

6. Committee Reports

- 6A. Roads
No work has been done this month. There is a report of bad rutting on Livery. The Board will have Gary check it out and see to repairs.
- 6B. Architectural
Nothing new.
- 6C. Culverts
Nothing new

Angie moved to accept all 3 reports. Lillian gave a second. Passed

7. TREASURER'S REPORT*

The operating account balance is \$182,307.50. Of that amount \$125,984.43 is dedicated to roads leaving \$56,323.07 for general operations. The reserve fund is \$64,963.20. the culvert account contains \$32,542.76 representing 13 lots and \$42.76 in interest. There are 75 1/2 open 2009 invoices representing \$15,100.00. \$6744.88 is outstanding from 2008, representing 17 lots, 3 foreclosed on by Storey County, 3 in bank foreclosure and 11 upon which we have filed liens. Lillian moved to accept the report. Bill gave the second. Passed

7A. Collection of legal fees owed to the Association*

The Association has a writ of judgement against a property owner for legal fees. A lien has been filed on the property. We can wait for the property to be sold and collect at that time, or we can proceed to collection now. The amount due us is now over \$10,000.00 because of interest that has accumulated. The attorney of record feels that the Association would end up in the black if we collect now. Lillian moved to start the collection process. Bill gave a second to the motion. All were in favor and the motion passed.

8. Board Member Updates

8A. Fines for Advertising signs update*

Jim met with Attorney Kern and was given the proper letters and forms to use. Before proceeding the Board needs to be sure that the letter of intent to enforce the CC&R's was sent out. A property owner stated that they were. Angie will try to find copies. If they cannot be found, the letter will go out with this years annual meeting notice. Action was deferred until the research could be done and Jim was available to present his findings.

8B. Complaint re lights left on all night.

It still has not been ascertained if the complaint about light in the Barrell Springs/Lousetown area came from a one or ten acre owner. If the complaint is from a one acre lot then no action can be taken. A new complaint has been received about outdoor lighting from a ten acre owner about a ten acre owner. The Board will try to resolve the problem.

8C. Any other matters

None

9. Correspondence

The State has finally certified Reserve Analysts. Angie will get names and start the process.

10. The next meeting was set for March 31, 2009.

11. The meeting adjourned at 7:20 PM with a motion from Angie and a second from Bill.
The Board met in Executive session to discuss a complaint.

Executive Session convened at 7:25.

The Board met with a property owner having a complaint against an employee. The matter was resolved.

Executive Session concluded at 7:55.