

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, Nevada 89440
Board of Trustees Meeting Minutes
June 30, 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 6:30 PM. Association members present from sign in sheet:
Gary and Kelly Brownwell, Howard Depew, Scotty Chanslor and Nicole Barde.
2. Motion to approve the agenda made by Jim, second by Bill. Approved
3. Motion to approve May 09 minutes made by Lillian, second by Jim. Approved
Motion to approve minutes of June 6 Annual meeting by Lillian, second by Bill. Approved

4. COMMENTS

A property owner brought up an article in the Comstock Chronicle about a music festival/Rv rental/tent rental. The property is in the 40's. The County reports no permits on file and that the matter is a non issue.

A fire department rep also said that they have no knowledge of anything happening or about to happen.

5. Sheriff's Department Update None

6. Committee Reports

6A. Roads

Barrel Springs- filled in potholes from Overland to Lousetown

Combination – Widen road @ lot 169 placed boulders on east side to prevent dirt bikes from eroding road. Filled in pot holes at lot 179

Fandango Pass – Widen road between Dry Gulch and Bullion

Globe – Filled in pot holes along lot 97

Yellowjacket – Cut ditches to 24” culvert at lot 146 and widen at eroded west side,
Graded ditches

Scorpion - Graded ditches between Castle Peak and Yellowjacket

Cleaned and changed lubricates on all equipment

Install gate on rock bin at maintenance yard

Purchased 8X8 drag harrow at a cost of \$690 for working on roads for more even spreading and leveling of gravel before compaction.

Bar None is having another auction July 10 & 11 where there is an 84” smooth vibratory drum.

New grader's reverse shaft locked in position. The transmission was removed and found clutch pack and gear locked. Ordered new clutch pack at a cost of \$1500 for parts and rebuild. Emergency brake wasn't working removed and cleaned hydraulic fluid leak at rear deferential. Had torn gasket order new one. Both clutch pack gasket should be reinstalled this weekend. Purchase, shipping and repairs it should still be under \$20,000 for the new grader.

Water truck was maintenance and preped for inspection, which was to be today.

6B. Culverts - inspections are underway

6C. Architectural - nothing new

7. TREASURER'S REPORT*

The operating account balance is \$105,914.82 Of that amount \$48,723.24 is dedicated to roads and \$57,191.58 is for general operations. The reserve fund is \$65,280.83. The culvert account contains \$32,547.60 representing 13 lots and \$47.60 in interest. There are 26 open 2009 invoices representing \$5184.50 \$6235.13 is outstanding from 2008, representing 16 lots. \$16,866.90 was spent on roads since the last meeting. \$5648.56 of that was labor, \$5193.28 was for supplies and parts and \$2900.00 was for equipment rental, \$2279.06 was for hauling and \$846.00 on workers comp premiums. Bill moved to accept the report and Lillian gave the second. Passed

8. Board Member Updates

8A. Outstanding complaints
One light and one sign complaint is still being worked on.

8B. Any other matters the Board wishes to bring up
Bill reported that he discovered a lot with barb wire around it's entire perimeter. Jim will write a letter asking that it be removed within 10 days.

9. VRWPA

VRWPA asked that the assessments for their 2 lots be waived in the future. Angie stated that for accounting purposes they had to be billed and a payment shown. The regular and special assessment for this year come to \$640.00 for 2 lots. Jim moved to donate \$500.00 to VRWPA. Angie gave a second. Passed
There will be a fund raiser for VRWPA at Kay Dean's house on August 29, 2009.

10. Board Member appointments and duties.

Lillian asked to step down from the Board. Howard Depew (who Lillian replaced) offered to take the vacant seat. Bill made a motion to have Howard replace Lillian. Craig made a second. Motion passed. The Board decided to maintain their current duties for the next year.

11. Correspondence

A letter was received thanking the Board for the fire clearance that was done and asking the Board to replace the property line markers that had disappeared. The same person requested the Board remove 2 trailers parked on their property. Since the POA did not do the fire prevention brush clearance the matter was turned over to NDF for response. The trailers will be removed and stored at the yard for 90 days. If no one claims them, they will be scrapped.

12. The next meeting was set for July 28, 2009.

13. The meeting adjourned at 7:50 PM with a motion from Craig and a second from Angie.