

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, Nevada 89440
Board of Trustees Meeting Minutes
January 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 6:30 PM. Association members present from sign in sheet: Gary and Kelly Brownwell , Nicole Barde, Jim Miller. One Board member, Craig Chanslor absent.
2. Motion to amend the agenda (numbering) made by Bill, second by Jim. Approved
3. Motion to correct a word and approve October 08 minutes made by Bill, second by Jim. Approved

4. COMMENTS

Jim Miller spoke as Sheriff giving an update on the mail box thefts. 95 Highland residents have been identified as victims of the thefts. There are probably more. All will be notified. As key like device was used to gain access. The Storey and Reno police departments broke the case open. The case against the thieves will be processed with 4 to 5 hundred victims being named. A van in Carson City was found containing mail stolen from Fallon. Two people are out on bail. One is still being held. Everyone is advised to get credit reports and check their reports for 2 years. Because of the economy, the prison system is 100 people down on monitoring parolees. The Sheriff advises residents who plan to be away to notify his office. Deputies will check on their residences. Sheriff Millers number is in the book. Call him if he is needed. Be vigilant. If you think you see suspicious activity - report it. There are 2 officers on duty 24/7 in each district allowing for patrols day and night. Call Dave Ballard or Sherri Niven at 847-0950 to get your phone number on the automated emergency information call list. The Sheriff's Office Update will be a part of the agenda at each meeting.

5. Committee Reports

5A. Roads

Resident Cynthia Kennedy had posted a ad for a truck on the e-board. Bookkeeper Lydia Hammack passed the information on to the one and ten acre boards. Board members Jim and Bill took the information to Road Manager Gary. Together they decided to send someone to Boise to look at the vehicle. The report on the truck was positive. The Association now owns a 5 yard dump truck with a 10 foot plow blade. Since it has off road tires on it, it will not be a registered vehicle. Sheriff Miller will check that this is OK. The total cost was \$9,131.00. All street signs have been repaired or replaced. The one on Frying Pan is upside down but will be fixed. Rocky Road is being plowed to the 40 acre line.

5B. Architectural
Nothing new.

5C. Culverts
Nothing new

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

6. TREASURER'S REPORT

As of December 31, 2008 the checking account had a balance of \$9,802.59. The savings account balance was \$96,119.94 The amount dedicated to roads was 81,519.07. There was a 2008 bill of \$698.25 to be paid. This left (after the cost of the new truck) 23,705.21 in 2008 unspent funds. There is also 7,254.80 in collection. Angie proposed that the money not be given back to property owners as the amount would be small after the cost of doing refunds. In the history of the HRPOA unspent funds

have always been allocated into the upcoming budget which has allowed the Association to deal with emergencies and not have to constantly levy special assessments. She proposed adding 1500.00 to the insurance budget, 500.00 to the license/permit item, 500.00 to office supplies, 2000.00 more to the reserve fund, 11,705.21 to the road dollars, 5000.00 to the snow budget. She suggested that the remaining 2500.00 go to a new line item of Reserve Study because one must be done soon or the State will fine us. As of the meeting date the operating account contained 173,671.56. If the proposed amendments to the budget are approved, of that amount 128,051.28 would be dedicated to roads. The reserve account has 64,896.17. The culvert account has 32,541.38 representing 13 deposits and 41.38 in interest. 125 1/2 lots have not paid the 2009 assessment.

Lillian moved to accept the report and the reallocation suggestions thus ratifying the 2009 budget. Jim gave a second. Approved.

Angie also reported that she met with Attorney Mark Gunderson about the money owed to us from a court judgement against a property owner. A lien has been placed on the property. The amount owed is large enough that the writ can be executed with the Association still ending up in the black. Per Mr. Gunderson, the item has to be placed on the next agenda for a vote. If the vote is aye, the he must receive a copy of the minutes and will be able to proceed. Lillian moved and Jim gave a second to the item being placed on the next agenda for vote. Motion passed.

7. Board Member Updates

7A. Advertising signs update.

No responses the the letters have been received. Jim moved to send certified letters to the property owners and sign owner stating that a fine of \$100.00 will be levied if the signs are not removed in one weeks time. Angie will e-mail the information she has on fines and procedures to Jim. Lillian gave a second to the motion. Motion passed.

7B. Complaint re lights left on all night.

A complaint has been received about several houses leaving lights on all night. The complaint is from the Lousetown/Barrell Springs area. It is believed that the person making the complaint is not a 10 acre resident. The location of the 4 properties being complained about have not been verified. The Board will check out the addresses and verify if the complaint is from a 1 or 10 acre resident. The item will be put on the next agenda as an action item. A question arose as to what would be done if the complaint is coming from a non 10 acre resident. Angie suggested a letter go out in the annual mailing reminding people of the CC & R's about lighting.

7C. Jim attended an informational meeting about the Comstock Wind Energy project. The project is in study phase. A private Company is thinking about windmill on ridge-tops south east of Gieger Grade. There would be 270 towers with a height of 400 feet and a diameter or 25 to 50 feet. Several will be seen from Virginia City and from some areas of the Highlands. The designer does admit that a high frequency type noise will be heard in areas of Virginia City. Roads would have to be cut through pristine areas. The roads would give access to campers and off road vehicles which could create fire hazards. Aircraft warning lights would also have to be installed on some of the towers. Jim feels that overall this is not a great idea and suggests that the Board follow the situation and if needed, write a letter to all parties involved about our feelings and suggestions.

8. Correspondence

An e-mail was received from a property owner who felt some statements in the June 2008 regular and annual meeting minutes should have been checked out before becoming part of the minutes. The Board feels that minutes are a legal record of what transpired at a meeting and cannot be altered, expunged, or changed.

9. The next meeting was set for February 24, 2009.

10. The meeting adjourned at 7:42 PM with a motion from Angie and a second from Jim. No Executive session was needed.