

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, Nevada 89440
Board of Trustees Meeting Minutes
July 28, 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 6:30 PM. Association members present from sign in sheet:
Gary and Kelly Brownwell, Scotty Chanslor and Nicole Barde.
2. Motion to approve the agenda made by Jim, second by Bill. Approved
3. Motion to approve June 09 minutes made by Bill, second by Jim. Approved
4. COMMENTS
A property owner asked for a recommendation on how to get potable water delivered. The Board suggested calling Storey County Water District.
5. Sheriff's or Fire Department Update
Sgt. Jeff Bowers reported on the dead horse. When asked why VRWPA did not help out an attendee said that they would not help. Angie wanted to know why since they had solicited a donation. Sgt. Bowers asked how to contact VRWPA and was given the information. Angie stated that if they were not helping with horse problems then they should not receive donations. Reno Rendering was called to pick up the carcass. A question was asked about barking dogs. Sgt. Bowers said that dispatch could be called. If the dog can be located a Disturbing the Peace citation can be served on the owner. If a complaint is filed it could go to court. The Court is getting tired of complaints and will act. Motorcycles and cars speeding through the Highlands is an on going problem.
6. Committee Reports
 - 6A. Roads
Completed transmission repairs on Grader and returned to service on July 11th.
Attended Auction in Sacramento July 10th. Purchased new tandem drum CAT CB224E Asphalt Compactor, 10,000 tilt trailer and heavy equipment trailer at auction for \$17,000. Total equipment purchases with taxes shipping, licensing and repairs less then \$65,000.

Water Truck is now licensed.

Moved, elevated, painted, installed filters and refueled tanks in maintenance yard

Musket - placed & compacted new base rock from Flat Iron intersection to top of hill.

Flat Iron - placed & compacted new base rock from Musket intersection to Cul-de-sac.

Castle Peak- placed & compacted new base rock from Scorpion intersection to 40-acre line.

Scorpion – placed & compacted new base rock from Castle Peak intersection to end of lot 212.

Roads graded for washboarding – Combination, Hamilton, Panamint, Highland and Livery

6B. Culverts - Some swales will have to be cut because water is coming right down onto the roads and culverts will not help.

6C. Architectural - nothing new

7. TREASURER'S REPORT*

The operating account balance is \$70,023.72 Of that amount \$14,499.61 plus incoming dollars of \$60,720.00 is dedicated to roads and \$55,524.11 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. \$34,168.22 was spent on roads since the last meeting. \$2,883.84 of that was labor, \$3,177.48 was for supplies and parts and \$1,775.00 was for equipment rental, \$297.50 was for hauling, \$1,459.30 for gravel, \$1,474.06 for fuels, \$3,446.46 was overhead costs, and \$17,364.88 was for new equipment.

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

Passed

8. Board Member Updates

8A. Outstanding complaints

Documentation on the barb wire fence being grandfathered is being requested.
A complaint about trash and vehicles littering a property is being responded to.

8B. Any other matters the Board wishes to bring up
None

9. Road Closure for 2009

Craig will talk to the one acre Board and see if they will join in.

10. Correspondence

A bill was received from our current resident agent for \$300.00. Angie asked that we send a letter stating that we would be changing agents. Since changing our attorney had been previously discussed and voted upon Craig felt no need to revote. Craig moved and Jim gave a second to approve having our resident agent be our bookkeeper. passed

The Association received notice that a law suit had been filed against them by McKay Well Drilling. McKay Well Drilling has a mechanics lien against a property we have a lien against and wants assurances that we will not foreclose and that we recognize their lien having settlement before ours. Since the matter arose from an attempt to settle a debt, Angie called Hampton and Hampton, who by contract defend us free in any suit arising from an attempt to collect. Hampton an Hampton will settle the matter.

11. The next meeting was set for August 25, 2009.

12. The meeting adjourned at 7:55 PM with a motion from Craig and a second from Angie.