

Highland Ranches Property Owners Association  
P.O. Box 1039, Virginia City, Nevada 89440  
Board of Trustees Meeting Minutes  
May 26, 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 6:35 PM. Association members present from sign in sheet: Gary and Kelly Brownwell, Howard DePew, and Tim Mercer.
  2. Motion to approve the agenda made by Bill, second by Craig. Approved
  3. Motion to approve April 09 minutes made by Bill, second by Lillian. Approved
  4. COMMENTS None
  5. Sheriff's Department Update None
  6. Committee Reports
    - 6A. Roads  

At an auction in Sacramento attended by Bill and Gary a 1988 Champion 730A AWD Grader was purchased along with a 2500 gallon 1993 water truck and a dump, plow, sander truck were purchased. A compact roller is still needed.  
The old grader was sold for \$1000.00.  
All 60 sign posts have set in concrete. Six signs need replacing. The 25 MPH signs have been reinforced. Upper, upper Musket and Bullfrog have been posted as non maintained roads.  
The ditches on Stovepipe and Panamint have been repaired.  
All vehicles are having a overhaul of all fluids.
    - 6B. Architectural  
Nothing new.
    - 6C. Culverts  
Nothing new
- Angie moved to accept all reports. Craig gave a second. Passed
7. TREASURER'S REPORT\*

The operating account balance is \$128,973.95. Of that amount \$65,590.14 is dedicated to roads and \$63,385.55 is for general operations. The reserve fund is \$65,095.87. The culvert account contains \$32,545.44 representing 13 lots and \$45.44 in interest. There are 35 open 2009 invoices representing \$7054.00. \$6235.13 is outstanding from 2008, representing 16 lots. \$41293.22 was spent on roads since the last meeting. \$2194.38 of that was labor, \$1141.99 was for supplies and parts and \$1900.00 was for equipment rental, and \$36,056.75 was borrowed for the purchase and transport of the equipment described above.  
Craig moved to accept the report and Lillian gave the second. Passed

Angie advised that with 110 proxies received there should be no problem establishing a quorum of 127 at the upcoming Annual meeting.

Angie stated that at the Annual meeting the Board should engage the attendees in a discussion of a one time special assessment to add \$60,720.00 to the road fund. This would essentially replace the dollars spent on the equipment and allow sufficient fund to run the equipment. Craig agreed and said that he would bring the topic up. He also warned that he would not exercise his proxies to over rule what the membership wanted.

8. Board Member Updates

8A. Meeting with Gunderson

Attorney Gunderson has been given the go ahead to proceed with collecting moneys owed to us.

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

None

9. Correspondence

Bill showed the Board a brochure put out by a business located in Washoe Valley. The brochure gives directions for access using 10 acre private Highlands roads. Bill moved to contact Attorney Gunderson and find out if this can be stopped. Angie gave a second. Passed

A letter of complaint was received from a property owner about a lot with trash and unused vehicles on it that is becoming an eye sore. Jim will send a letter.

10. The next meeting was set for June 30, 2009. The Annual meeting is on June 6, 2009.

11. The meeting adjourned at 7:45 PM with a motion from Angie and a second from Craig.