

Highland Ranches Property Owners Association  
P.O. Box 1039, Virginia City, Nevada 89440  
Board of Trustees Meeting Minutes  
March 31, 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 6:31 PM. Association members present from sign in sheet: Shelly Hansen, Gary and Kelly Brownwell and Art Nelson. 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 February 09 minutes made by Bill, second by Lillian. Approved
4. COMMENTS None
5. Sheriff's Department Update None
6. Committee Reports
  - 6A. Roads  
Bill presented the 2009 road plan.

**2009 Highland Ranches Road Work**

Aroua – extension to lot 276 and 277 ?, grading & culvert clean out as required

**Barrel Springs**- Addition compacted gravel, Victoria to Overland ¾" 200T

Buckeye – grading & culvert clean out as required

Bullfrog – Initial gravel, Lousetown to start of hill ( 276') @ lot 266 1 ½ " 25T, ¾ " 50T  
Cut ditch @ lot 283, 284 & 285

Bullion – grading & culvert clean out as required

**Calavaras** – Extend 18" culverts and backfill,  
Placed boulders  
Recut ditch near Grande

Cartwright - grading & culvert clean out as required

**Castle Peak** – Initial gravel - lots 213, 214 & 215 Widen road to 16' min. 1000' of 1 ½ " 100T, ¾ " 200T  
Widen road @ 12" culvert and clean out on lot 214  
Additional compacted gravel Lots 191, 213, 216, & 217 ¾ " 200T

Combination – Gravel @ lot 178  
Grade ditches from lot 163 –161  
Widen road @ lot 169

Crestview Circle – grading & culvert clean out as required

Dry Gulch – grading & culvert clean out as required

Dry Lake- grading & culvert clean out as required

Fandango Pass – sign at Hwy 341, grading & culvert clean out as required

Five Mile East - grading & culvert clean out as required

Five Mile West - grading & culvert clean out as required

**Flat Iron** – **Cut ditch west side from lot 245 to Musket**  
**Install new 24" culvert**

Additional compacted gravel from cull de sac to top of slope ¾ " 200T

Frying Pan - grading & culvert clean out as required

Globe - cut ditch @ lot 96, grading & culvert clean out as required

Goldfield – gravel @ lot 268 & 283, grading & culvert clean out as required

Gully - grading & culvert clean out as required

**Grande** – grading & culvert clean out as required

Graves – grading & culvert clean out as required

Hamilton - Additional compacted gravel lot 114? , grading & culvert clean out as required

**Hanaupah** – sign at Lost Burro , grading & culvert clean out as required **Completed** **Graded**

**Highland** – grading & culvert clean out as required

**Livery** - Additional compacted gravel from intersection with Hanapah to top of hill and from lot 481 to one's.  
**Recut ditches**, grading & culvert clean out as required

**Lost Burro** – cut 4' of 18" culvert at lot 471, grading & culvert clean out as required

Lousetown - Additional compacted gravel from 40 acre line to Wildrose, grading & culvert clean out as required

Musket - Additional compacted gravel at intersection with CP ¾" 5T  
Prep at crown road from Wild rose to 50ft past lot 223 property line  
Initial gravel with compaction same using only ¾ base 200T  
Extend 18" culvert lower Musket near Cartwright

Northstar – grade and cut ditch, & culvert clean out as required

**Overland** – sign at Barrel Springs, grading & culvert clean out as required

Palisades – grading & culvert clean out as required

**Panamint** -- grading & culvert clean out as required

Phoenix – grading & culvert clean out as required

**Prospect** – grading & culvert clean out as required

Remington – grading & culvert clean out as required

**Rocky Road** – grading & culvert clean out as required

Scorpion - Additional compacted gravel from CP to end of lot 211 3/4" 100T  
Widen at 36" culvert lot 191/ 212  
Widen at 24" culvert lot 201/141? south side  
grading & culvert clean out as required

Sheridan – grading & culvert clean out as required

Stovepipe – grading & culvert clean out as required

Toll – grading & culvert clean out as required

Tybo – sign at Prospect, grading & culvert clean out as required

Union - – grading & culvert clean out as required

Vermillion – grading & culvert clean out as required

**Victoria** - Additional compacted gravel at foot of hill from BS intersection lot 446/ 447 3/4" 25T  
grading & culvert clean out as required

Whiskey Flats – grading & culvert clean out as required

Wildrose – Cut ditch to culvert at lot 227 from 12" culvert lot 226/239, Correct drainage to same 12"  
Cut ditch to 12" culvert at SW corner of Musket  
Cut ditch lot 229 to lousetown, grading & culvert clean out as required

**Yellowjacket** – Cut ditch to culvert at lot 146, grading & culvert clean out as required **Completed** **Graded**

The plan will be posted on the web site.

Gary and Bill said that the Association should start thinking about purchasing a grader because the one we have is old and might not last to long. Angie suggested the topic be discussed at the April meeting when the entire Board was present and put on the agenda for the Annual meeting. Everyone agreed.

6B. Architectural  
Nothing new.

6C. Culverts  
Nothing new

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

## 7. TREASURER'S REPORT\*

The operating account balance is \$182,343.49. Of that amount \$123,511.92 is dedicated to roads (\$4950,00 of that amount is uncollected leaving \$58,831.57 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 47 open 2009 invoices representing \$9380.00. \$6744.88 is outstanding from 2008, representing 17 lots. \$2472.51 was spent on roads since the last meeting.

Angie then passed out copies of the materials that should be sent out for the Annual meeting and samples of the invitations to guests. She asked that the meeting be set for Saturday, June 6 providing the room was available.

Angie also reported that all Board member had been ask by Attorney Gunderson to sign forms allowing him to extend the writ against a property owner who owed the Association money. All had done so and the President and Secretary had the appropriate forms notarized. The package would be delivered to Gunderson's office in the next few days.

Bill moved to accept the report and the materials for the meeting. Lillian gave the second. Passed

8. Board Member Updates

- 8A. Fines for Advertising signs update\*  
Two parties have removed offending signs.  
The Board voted to institute fines following the set procedures for any signs still up.
- 8B. Complaint re lights left on all night.  
Letters have been sent.
- 8C. Any other matters  
None

9. Correspondence

One letter sent from one property owner to another with a copy to the Board was read. The Sheriff's office and the Fire Department were also copied on the letter.

10. The next meeting was set for April 28, 2009.

11. The meeting adjourned at 7:50 PM with a motion from Angie and a second from Bill.  
No Executive session was needed.