

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, Nevada 89440
Board of Trustees Meeting Minutes
October 27, 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 6:35 PM. Association members present from sign in sheet:
Lillian Henry, Scotty Chanslor, Gary and Kelly Brownwell, Ann Dahl, and Andy Biederman representing Lot 470.
2. Motion to approve the agenda made by Howard, second by Bill. Approved
3. Motion to approve September 09 minutes made by Bill, second by Howard. Approved
4. COMMENTS
Andy presented a set of plans for lot 470 showing an expansion of the roof line. He noted that the current roof pitch does not meet the CC & R's but since this is simply an extension not a redo he wanted to make sure that there would not be a problem. The Architectural Committee will try to find the original plans to make sure a variance was given.
5. Reserve Study
The preliminary study shows the Association fully funded. Craig made a motion to accept the study with a few minor changes to to standard text and to post the final copy on the web.
Jim gave a second. Approved
6. Sheriff's or Fire Department Update
None
7. Committee Reports
 - 7A. Roads
Cut and remove fallen trees and moved more material to Palasade to fill in washout.
Put road base on Palasade and finish with compacting it in.
Finish compacting Highland and hit spots on Palasade, Combination, and Yellowjacket.
Recut ditch on Palasade and graded Whiskey Flat and Palasade.
Clean Toll culverts and harrowed Palasade, Whiskey Flat, Fryingpan and Cartwright
Grade Palasade and Stovepipe.
Grader scarifier broken while working on Stovepipe
Replaced tires on Dodge
Put plows on two pickups and big truck
Remove broken scarifier parts off grader.
Clean out culvert sediment traps after storm.
 - 7B. Culverts - nothing new
 - 7C. Architectural -
Barn plans for lot 279 has been approved. There were no objections from any of the adjacent lot owners who were contacted.

8. TREASURER'S REPORT*

The operating account balance is \$58,893.32 Of that amount \$5,465.32 plus incoming dollars of \$45,050 is dedicated to roads and \$53,427.85 is for general operations. The reserve fund is \$65,3356.32. The culvert account contains \$35,048.15 representing 14 lots and \$48.15 in interest. \$3890.00 is still due from 2009 and 5835.13 is outstanding from 2008. \$6,756.17 was spent on roads since the last meeting. \$1711.47 of that was labor, \$1,125.00 was for equipment rental, \$160.27 was for supplies, \$439.05 was spent on fuel, \$2477.63 was our quarterly payroll overhead and \$842.75 was spent for repairs.

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

Approved

9. Board Member Updates

9A. Outstanding complaints

The person who has the trash complain against the is out of town but sent a letter saying they did some clean up. Jim will talk to the person making the complaint to see if any improvement has been noticed.

A complaint was made about a property with bright lights being left on. A letter will be sent.

9B. Any other matters the Board wishes to bring up None.

10. Road Closure for 2010

Tabled to the January meeting. We should set a date and tell the ones.

11. Correspondence

Hampton and Hampton is still working on the Bruce Mackay Pump and Well Service suit against Lot 15. Their attorney still wants us to void our lien for non payment of assessments on the lot.

12. The next meeting was set for January 26, 2010.

13. The meeting adjourned at 7:30 PM with a motion from Angie and a second from Craig. No executive session was needed.