

Highland Ranches Property Owners Association  
P.O. Box 1039, Virginia City, Nevada 89440  
Board of Trustees Meeting Minutes  
September 29, 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: Nicole Barde, Lillian Henry, Scotty Chanslor. James Hoeft was absent.
2. Motion to approve the agenda made by Bill, second by Angie. Approved
3. Motion to approve August 09 minutes made by Howard, second by Craig. Approved
4. COMMENTS  
A property owner reported a tree on the road at Hamilton and Globe. Bill will send a back hoe to pull it off the road.
5. Sheriff's or Fire Department Update  
None
6. Committee Reports
  - 6A. Roads  
Grade, water and compacted Barrel Springs .  
Grade ditches on Yellowjacket, Globe, Union, and Buckeye.  
Graded on Goldfield, Bullfrog, and Northstar.  
Grade, harrow, water, and compact Rocky, Calaveras and Frying Pan.  
Harrowed Highland and Panamint.  
Graded and recut ditches on Castle Peak, Combination, and Musket  
Graded Panamint and recut ditches on Highland and Phoenix.  
Finish grading and harrowed Panamint.  
Recut ditches on Livery, Hanapauh, and Lost Burro.  
Graded and harrowed Livery and recut ditches on Calaveras.  
Recut ditches on Prospect, Remington, and Tybo.  
Graded Tybo and Victoria.  
Graded Highland and recut ditches on Toll.  
Scraped rock off Scorpion used to fill washout on Palasade.  
Grade harrow, water, and compact Highland  
Used backhoe to clean out culvert ditch slit traps throughout Highlands Ranches.  
Water truck electrical problem repair at shop for approx \$800  
Chevy's tire were rotated, rear brakes replaced and oil changed
  - 6B. Culverts - nothing new
  - 6C. Architectural -  
Request for a variance by lot 279 has been sent out to the 11 adjacent lot owners on the submitted plans for a barn since the roof pitch and color does not meet our CC & R's. The request has also been posted at the mail boxes. October 20 is the deadline for comments.

7. TREASURER'S REPORT\*

The operating account balance is \$63858.15 Of that amount \$12,221.49 plus incoming dollars of \$46,335.00 is dedicated to roads and \$51,636.66 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. \$4116.00 is still due from 2009 and 5835.13 is outstanding from 2008, \$6,796.96 was spent on roads since the last meeting. \$4,010.43 of that was labor, \$1,427,50 was for equipment rental, and \$1359.03 was spent for repairs.

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

Approved

Angie reported that the Reserve Study was underway and looked good so far. There will be a report given by Better Reserve Studies at the next meeting.

8. Board Member Updates

8A. Outstanding complaints

A letter has been sent regarding the complaint of trash accumulating on a lot.

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

8C. The Board reviewed the materials for the 2009 dues mailing and all agreed that the letter, nomination form, and proposed budget could be prepared for mailing.

9. Road Closure for 2009

Craig will discuss it with the one acre Board.

10. Correspondence

A letter was received thanking the Board for a response to a previously received letter. another letter about a dues payment was received and responded to.

11. The next meeting was set for October 27, 2009.

12. The meeting adjourned at 7:30 PM with a motion from Angie and a second from Craig.