

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, Nevada 89440

Board of Trustees Meeting Minutes
Annual Meeting June 12, 2010

Craig Chanslor - President
Bill Bridge - Vice-President
James Hoeft- Vice-President
Howard DePew - Vice- President (absent)
Angie Morran - Secretary/Treasurer

1. The 25% **quorum** of 127 lots represented was verified by the Secretary and President. Prior to the start of the meeting 157 valid proxies and 175 valid ballots had been received.
2. The meeting was **called** to order at 10:05 and Mary Talent Stewart and Cecilia Lak were announced as ballot counters.
3. President Chanslor **welcomed** all attendees.
4. The **Financial report** was given by Angie Morran. The restricted culver account is valued at \$35, 050.51 representing 14 lots. The Reserve account contains \$76,584.29 and is fully funded per the reserve study completed this year. The Operating account balance is \$106,099.26 of which \$53,247.01 is for operating costs and \$52,925.25 is for road costs. The road amount includes the \$4,410.00 still owed. The total road budget for 2010 is \$79,455.44. That amount consisted of \$35,327.00 allocated from the 2010 budget and \$44,128.44 rolled over from 2009. Spent so far this year on the roads is \$26,502.79. 40 lots still owe dues for 2010. One lot owner is making payments. Due the association for 2010 is \$8,136.00 14 lots still owe 2009 dues amounting to \$2,873.13. For 2008 12 lots owe dues and special assessments for \$4,962.00. 2009 special assessments due are \$4,410.00 representing 36 lots and one making payments. All 2008 and 209 regular assessments in default have been sent to collections. 2010 regular assessments and 2009 special assessments still owed to us will be going to collections by July 1, 2010. If any one cannot pay, all they have to do is contact the association and set up a payment plan to avoid paying costly legal fees.
5. Howard DePew was not available to give the **Architectural** report but Angie volunteered that no new plans had come in this year. Some additions and barns had been approved.
6. Bill Bridge gave the **Road** report. He outlined the planned 2010 work which can be found on the web site. He estimated that to maintain the roads in the shape they are now would cost about \$65,000.00 a year. We have the funds this year and possibly next year but special assessments would be needed in the future since only \$33,000.00 a year from the regular \$200.00 assessment goes to roads. He spoke about the road problems caused by driveways that flood on to the roads because of lack of/or poorly maintained culverts. Letters are going out to specific properties. Bill wished the new board the best and said that he would be available to help and work.
7. James Hoeft reported that there is currently one new **violation**, 1 violation not remedied, and all others have been rectified. The CC & R's are so poorly written and so subjective that sometimes they are difficult to enforce. He reminded everyone that the CC & R's come up for revision in 2013 and that would be the Association's opportunity to fix what is wrong.
8. Bob Kershaw, **Storey County Commisioner** gave the attendees a history of Lousetown Road touching on how it came to be, who controlled it in the past and who maintains it now. He mentioned that after the November election there will be a commissioner who lives in the Highlands. He would like to see redistricting take place after the census results are in. He believes that in the future the Highlands population will allow for our own commissioner.

9. Stacey Jones, who has taken over running the **Fire Safe Highlands** from Harry Stanley spoke on what they hope to accomplish. This is the State's original chapter. We are in the top 5 areas of extreme fire danger. They want to teach people how to take care of their property so they will be safe. Thirty people attending each of their meetings is their goal. They have \$25,000.00 left from their current \$40,000.00 grant. Please fill out their matching grant money forms every time you do brush and weed abatement. Their meetings are at 6:30 the third Tuesday of every month. Call Stacey at 847-7440 or 303-5414 with questions or for information.

10. Gary Haynes representing **SC Fire Department** reenforced every thing Stacy said. He reminded us that it is open enrollment time for the \$25.00 subscription (\$10.00 for Seniors) to the ambulance service. He spoke about the slash pile and answered questions regarding chipping or burning the slash. Comments from the audience indicate that both cause problems with odor and dust. Gary told us that he works for us and will do what the residents ask him to do.

11. Tad Fletcher spoke representing **SC Sheriff's Department**. This year SCSO has responded to 2400 incidents and have done 1200 property checks. If you are going out of town and notify the SCSO they will do drive a past of your property while you are away. He reminded us to call dispatch with any concerns or sightings - even of bears. He answered many questions. Many of the questions had to do with speeding, ATV'S and dirt bikes causing noise and dust, and stray animals.

12. There was no presentation by **VRWPA**

13. Lot Owners **Comments Questions and Suggestions**

One property owner spoke about the ongoing and serious problem of kids and sometime adults racing down Castlepeak Road as well as their using posted private property in their quest to access a motor cross track near Scorpion and Castlepeak. He believes that many of the bikes do not have spark arrestors as at night he can see sparks arc. This is definitely a fire danger. He is also very concerned about someone getting injured or killed by a vehicle as they fly out on to the road. He would like to see unregistered/ unlicensed vehicles banned from Highland roads. The Board voiced that there is unfortunately an enforcement problem. If the private property and speed lints signs are being ignored, the ban would also be ignored. Bob Kershaw and Tad Fletcher reminded us that a private citizen can make a citation if they see a crime such as speeding or trespassing as long as they are willing to testify.

Another property owner wanted to know why there cannot be one association for the 1's, 10's and 40's. The Board replied that one association would have to be disbanded which would require a 3/4 vote of the owners. Also, the CC & R's and bylaws for the 1's and 10's are entirely different.

Another property owner complained of someone building a barn that impacted his view and that the roof was creating a terrible glare. He was advised to send a formal complaint.

14. Results of the **election** were announced. Ron Carrette received 120 votes. Scott Clark received 173 votes. Ann Dahl received 51 votes. Lillian Henry received 143 votes. Eric Wolf received 45 votes. Craig congratulated Ron, Scott, and Lillian on their election to the Board of Directors.

15. **ADJOURNMENT**

Craig moved to adjourn the meeting. Jim gave the second. The meeting adjourned at 12:05