

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, Nevada 89440
Board of Trustees Meeting Minutes
April 27, 2010

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, Gary and Kelly Brownwell, James Russell and Scotty Chanslor. James Hoeft was absent.
2. Motion to approve the agenda made by Howard, second by Bill. Approved
3. Motion to approve March minutes with one correction made by Bill, second by Howard. Approved
4. Sheriff or Fire Dept. update. None
5. COMMENTS None
6. Committee Reports
 - A. Roads
Globe, Union, Yellowjacket, Bullfrog, Goldfield and Hamilton have been worked on. The grader had 3 tires replaced and needs a pivot fixed after it became stuck on Goldfield. One plow needs some work. It is still under warranty. A property owner put some dirt on a road from some unpermitted excavation that was being done. In the process a culvert was buried. The dirt was not compacted so there is some danger of collapse under the weight of a heavy vehicle. The Association will write a letter demanding the area be fixed so that the road is safe. Meanwhile we will place some boulders on the unsafe portion of the road so vehicles will not drive on it.
 - B. Architectural
Nothing to report.
 - C. Culverts
The letters to the 19 lots with problems is being worked on.
7. TREASURER'S REPORT*

The operating account balance is \$111,336.44 Of this \$59,069.46 is for roads and \$52,266.98 is for general operating expenses. The Reserve Account is \$75,583.67. The Culvert Account remains unchanged at \$35,049.63. The outstanding balance for 2008 is \$5,324.22 representing 14 lots. For 2009 owed is \$3,012.00 representing 15 lots. Outstanding 2009 special assessment is \$6570.00. \$13,872.00 is still due for 2010. \$7,266.32 was spent on roads in in April. Labor was \$2,209.73. Odds and ends came to \$109.59. Overhead was \$1,370.35 and tires cost \$2,209.73

Motion to accept the report by Craig second by Howard. Approved.

8. Board Member Updates

A. Road Closure

There has been no response from the letter sent to the VCHPOA.

B. Annual meeting/election mailing

It is in the mail.

C. Review some NRS116 changes

Angie reviewed 8 of the almost 100 changes in NRS116. The 8 directly affect current business. Meetings must be recorded. If the number of seats vacant matches the number of candidates, then no election has to be held. The candidates are considered elected. There must be 2 "Comments by Association Members" on the agenda. The first is for agenda items and the second can be about anything. Two and three year terms are now OK. Appointments to the Board are now OK. Special Assessments can be levied without a membership vote. Solar and wind power must be allowed. Audits can be done as an annual review. The Board will purchase 5 new handbooks and a recording device.

D. Any other matters

Bill reminded everyone of the scheduled debates prior to the primary elections. They are scheduled for May 7, 14 and 21.

The 2 large bill boards have been taken down.

9. Correspondence

A note about the conditions of East 5 Mile and Highland Road was read. A letter about a noise and trespassing problem on Castlepeak was read. Angie will respond to both letters. A verbal complaint was received about an advertising sign. A reminder letter will be sent.

10. The next meeting was set for May 25, 2010.

11. The meeting adjourned at 7:40 PM with a motion from Angie and a second from Howard. No executive session was needed.