

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, Nevada 89440
Board of Trustees Meeting Minutes
August 31, 2010

James Hoeft - President
Scott Clark - Vice-President (Roads)
Angie Morran - Secretary/Treasurer
Ron Carrete - Vice-President (Violations)
Lillian Henry - Vice President (Architectural)

1. Meeting called to order at 6:35 PM. It was announced that the meeting was being recorded. Association members present from sign in sheet:
Gary and Kelly Brownwell, Craig and Scotty Chanslor, Bill Bridge.
2. Motion to approve the agenda made by Angie, second by Jim. Approved
3. Motion to approve July minutes made by Scott, second by Jim. Approved
4. Comments from members on agenda items None
5. Sheriff or Fire Dept. update. None
6. Committee Reports
 - A. Roads
During the first weekend of August the road crew did extensive excavation and redistribution of scoured material on Palisade including retrenching and modifying of the existing drainage channel on the eastside of the roadway near lot 362. Still need to write and send letter to Lot Owner at 459 Tybo regarding finishing and top dressing of the additional roadway / shoulder work that was done previously. 183 Castle Peak – Need to contact Lot Owner and send itemized estimate on culvert replacement and other grading work. Total estimate of \$1,314.20 by Bill Bridge Extensive repairs and metal fabrication work was done on the scarifier. Larry billed HRPOA 21.5 hours labor for \$1,750.00 and \$105.00 for welding materials. A shim kit is still needed to be purchased and installed for proper operation of the scarifier.
 - B. Architectural
Lot 88 has not yet submitted a request to change siding and roof. No new plans have come in.
7. TREASURER'S REPORT*
The operating account is at \$88,745.14. Of that \$36,627.41 is for roads and \$52,117.73 is for general budget items. Spent to date on road maintenance is \$43828.03. Total owed to us is \$17,341.13. The reserve account is at \$76,585.56 and the culvert account balance is \$35,051.10 Lillian moved to accept the report with a second by Scott. Approved
8. Board Member Updates
 - A. Outstanding Complaints
The parked trailer complaint is still being investigated. The glaring roof complaint will be discussed in executive session.

B. Any other matters

The letters on the entry fence have been painted. A section of the rail fence was knocked down by horses. The rails have been picked up and the broken ends taken off. A section of the fence will be left open for now and a complete repair will be done at a later time.

9. Correspondence

The All State Trail Riders sent a copy of the insurance form and have added 3 roads (10 acre) to their request. The roads added are on the return so by that time there should only a very few riders. It was done to make up for miles lost from the V and T tracks.

10. Light exhibit by property owner.

None

11. Comments by Association members on any topic.

None

12. The next meeting was set for September 28, 2010.

13. The meeting adjourned at 7:20 PM with a motion from Ron and a second from Jim and the Board went into Executive session.

Executive session recap

The glaring roof history was recapped and photos were looked at - Board decided to send a letter to both parties since both of the roof areas are throwing off a glare and if one is a problem then both are.