

Highland Ranches Property Owners Association  
P.O. Box 1039, Virginia City, Nevada 89440  
Board of Trustees Meeting Minutes  
February 23, 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 6:30 PM. Association members present from sign in sheet:  
Lillian Henry, Gary and Kelly Brownwell. Craig Chanslor was absent.
2. Motion to approve the agenda made by Jim, second by Howard. Approved
3. Motion to approve January 2010 minutes made by Jim, second by Bill. Approved
4. Sheriff or Fire Dept. update. (apologies were sent- an emergency call delayed their appearance.)
5. COMMENTS  
None
6. Committee Reports
  - 6A. Roads  
Crews have been filling pot holes left from the winter storms which required much plowing.
  - 6B. Architectural  
Addition plans for lot 96 have been approved as have plans for a porch addition on lot 487.
  - 6C. Culverts  
30 properties have driveways that are draining directly on to roads causing severe washouts. Letters are being drafted. The letters will request that the problem be immediately fixed.
7. TREASURER'S REPORT\*

The operating account balance is \$117,071.93. Of this &76,843.30 is for roads and \$40,228.63 if for general operating expenses. The Reserve Account is \$75,570.60. The Culvert Account remains unchanged at \$35,049.63. The outstanding balance for 2008 is \$5,835.13. For 2009 it is \$2,612.00. Outstanding 2009 special assessment is \$11730.00. \$255,498.00 is still due for 2010.

Motion to accept the report by Bill second by Jim. Approved.

8. Board Member Updates

8A. Outstanding complaints

A letter was sent to the party with the lights on at night. All letters have been returned. We need to find out who is living in the house. It may have been sold on a land sale and no transfer has been done.

The owners of the lot with the VT and Delta billboards are trying to get the billboards taken down.

8B. Any other matters the Board wishes to bring up

Letters have been sent to the 4 nominees for the June election, inviting them to attend the March meeting so that they have an opportunity to introduce themselves, ask any questions they might have and respond to any questions asked of them. Since the deadline for submitting a nomination is March 1, there may be other candidates.

9. Correspondence

Two letters have been received. Both had questions about the \$120.00 assessment. One also volunteered help with culverts.

10. The next meeting was set for March 30, 2010.

11. The meeting adjourned at 7:10 PM with a motion from Angie and a second from Bill. No executive session was needed.