

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, Nevada 89440
Board of Trustees Meeting Minutes
January 20, 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, Art Nelson, Nicole Barde, and Rob Miller. Craig Chanslor was absent.
2. Motion to approve the agenda made by Howard, second by Jim. Approved
3. Motion to approve October 09 minutes made by Jim, second by Howard. Approved
4. COMMENTS
A representative from the Sheriff's office was present to answer any questions. There were no questions.
5. Committee Reports
 - 5A. Roads
Clean out ditches and removed dirt piles Cartwright and 5 Mile E & W Rds During the second storm cycle in December the Ford broke the front axle and it was decided because of it's age that it would not be practical to repair. The Ford was sold for \$400. The light kit, storage box, snowplow, the new batteries and tires were removed. Angie had offered to sell her 2001 - 2500 HD Chevy with 35K miles, a large block engine and a long bed for \$10,000, which is below Kelly blue book. The truck was checked out by a mechanic and the truck will need to have the alternator replaced. There is also some body damage. There was a \$12k excess left over from 2009 road budget so a special assessment will not be needed to purchase this plow truck. An e mail was sent to the board members explaining the situation. There was an unanimous vote by the board for purchasing the truck with Angie abstaining. It was also decided to replace the plow with a new one since it was well over 10 yrs old and not easy transferred to the Chevy. The new plow is a Snowdog V blade was purchased for \$4700 with and installation charge of \$960 All three trucks were outfitted with removable plow weights made of wood box forms filled with concrete. Sanding unit for new truck? Unit holds 1.5 yards of gravel with a top screen for \$3750. The Board voted to purchase a sanding unit if a deal could be found.
 - 5B. Culverts - nothing new. The road crew will start checking for problems as they do winter clean up.
 - 5C. Architectural -
Addition plans for lot 96 are being submitted. No fees are due.

6. TREASURER'S REPORT*

The operating account balance (not including 2010 dollars received) on December 31, 2009 was \$52,653.88. \$39,840.00 was dedicated road funds leaving \$12,813.88 in unspent money which was used toward the cost of a replacement snow plow. As of this date there is \$112,068.13 in the operating account. Of that, \$66,620.44 is for road work, and \$45,447.69 is general use dollars. The culvert account is still \$35,049.34 representing 14 lots and \$9.34 in interest. The reserve account is at \$75,335.32. Outstanding from 2008 are 15 lot for \$5,835.13, from 2009 are 17 lot for \$3,418.00, from the \$120.00 special assessment 103 lot still owe for \$12,835.00 and 147 lot owe \$29,480.00 for 2010. Angie explained that she funds the road account even if the money has not come in thereby shorting the general account. Should the general account ever fall short, the money uncollected for roads would have to be deducted.

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

Approved

Angie suggested one change to the proposed 2010 Budget. Since the Reserve is fully funded we only need to put \$7500.00 into it in 2010 so the extra \$500.00 could be put into roads. With no objections from the Board or attendees the Proposed 2010 Budget was revised and ratified and will be posted on the web site.

7. Board Member Updates

7A. Outstanding complaints

A letter was sent to the party with the lights on at night. The certified copy came back to us unclaimed but the letter sent via regular mail did not come back but there has been no response. Another letter will be sent.

The owners of the lot with the VT and Delta billboards claim they know nothing about the signs and say they will look into it.

7B. Any other matters the Board wishes to bring up None.

8. Road Closure for 2010

June 19 was chosen as the date. The Sheriff's office will confirm if they can provide backup. The one's will be notified and asked to coordinate with us.

9. Correspondence

Four nomination forms have been received. Angie will send letters to the four people, inviting them to attend the March 30 meeting. Three letters were received about the \$120.00 special assessment. One letter wanted Sazarac to be maintained by us. That is one of the streets with access to both one and ten acre lots. Those streets have been divided between the two associations and the one's are responsible for maintaining Sazarac. The other two letters asked why they had to pay assessments when they didn't live here. Angie will send replies to all 3 letters.

10. The next meeting was set for February 23, 2010.

11. The meeting adjourned at 7:50 PM with a motion from Angie and a second from Jim. No executive session was needed.