

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, Nevada 89440
Board of Trustees Meeting Minutes
June 29, 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 6:37 PM. It was announced that the meeting was being recorded. Association members present from sign in sheet:
Lillian Henry, Gary and Kelly Brownwell, Scotty Chanslor, Nicole Barde, Scott Clark, John Schmoker and Mario Gonzalez. .
2. Motion to approve the agenda made by Craig, second by Jim. Approved
3. Motion to approve May minutes made by Jim, second by Bill. Approved
Motion to approve the June Annual minutes by Jim, second by Howard. Approved
4. Comments from members on agenda items None
5. Sheriff or Fire Dept. update. None
6. Committee Reports
 - A. Roads
Bill reported that a rock wall was built on Tybo to prevent drive offs. Heavy rocks were placed on the fill areas and the culvert was dug out for extension piece. Prep work has been done to widen a section of Flatiron. The culdesac has had 950 feet of road spread with 1 1/2 inch rock and it has been compacted. 66 tons were dropped with 17 hours of trucking used. 80 tons of base were also spread and compacted on Bullion.
The hydraulic hose leak on the compactor has been repaired. The FWD dump bed ram is operating and the CT truck dumber and hydraulic system for the plow attachment are now in working order.
 - B. Architectural
One shed to be approved after this meeting.
 - C. Culverts
Letters were sent to 24 property owners. There have been 6 responses. One letter was read
7. TREASURER'S REPORT*
Angie reported that there are no significant changes since the financial report given at the Annual meeting. The operating account is at \$105,673.63. Of that \$54,474.47 is for general budget items and \$51,199.06 is for roads. \$2236.85 was spent on roads this month. Jim moved to accept the report with a second by Howard. Approved.
8. Board Member Updates
 - A. Outstanding Complaints
The light problem seems to be resolved. There are 2 new complaints. One is about a

glaring roof and the other is about a trailer parked on a lot line and being lived in. Letters will be sent.

B. Road closure report

Over \$250.00 was collected from the sale of POA decals. Angie asked for permission to order new ones. The cost per sticker should be kept under \$1.00. Kelly Brownwell and John Schmoker offered help and advice as where to have them made. There were several people who ran the barriers and several people who were abusive to the volunteers. We did get some plate numbers and will try and get address and send letters or have the Sheriff's office speak to the abusive people. Bill suggested posting a sign at 341 and Lousetown in the future announcing that Cartwright is closed. Angie suggested closing a different secondary road each time we do a closure.

C. Any other matters

Angie suggested that we paint the entry sign.

9. Correspondence None

10. Thank you/welcome/responsibilities

Bill Bridge, Craig Chanslor, and Howard DePew were thanked with cards for all their hard work and service as they stepped down from the Board of Directors. Lillian Henry, Scott Clark, and Ron Carrete (absent) were welcomed and asked to step up to the table. NRS 116 handbooks and binders were given to them. They signed the required NRS forms for the Secretary. James nominated Lillian to chair the Architectural Committee. Angie nominated James as President. James nominated Angie as Secretary/Treasurer. James nominated Scott to do roads and violations until Ron was available to take over a job. All accepted the nominations.

11. Comments by Association members on any topic.
A new member introduced himself.

12. The next meeting was set for July 27, 2010.

13. The meeting adjourned at 7:25 PM with a motion from Angie and a second from Craig.

An informal executive session was held to bring new members up to date on paid positions and talk about salaries and joint road managers..