

Highland Ranches Property Owners Association  
P.O. Box 1039, Virginia City, Nevada 89440  
Board of Trustees Meeting Minutes  
March 30, 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 6:33 PM. Association members present from sign in sheet: Lillian Henry, Gary and Kelly Brownwell, Ron and Adela Carrete, Scott Clark, Nicole Barde, Sharon Dixon, and John Schmoker. Craig Chanslor and James Hoeft were absent.
2. Motion to approve the agenda made by Howard, second by Bill. Approved
3. Motion to approve Feb. minutes made by Bill, second by Howard. Approved
4. Sheriff or Fire Dept. update. None
5. COMMENTS None
6. Nominees for the June Directors election  
Three of the five nominees (Ron Carrete, Scott Clark, Lillian Henry) were introduced and spoke briefly to the attendees.
7. Committee Reports
  - A. Roads  
Graded Aroua , Barrel Springs, Cartwright, Flat Iron, Goldfield, Lousetown, Northstar, Stovepipe, Tybo, and Wildrose.  
Repaired Palisades - erosion repair near lot 365 & 366  
Northstar - erosion repair near lot 298 & 300  
Musket – Association member graded Musket entrance from Cartwright. Road crew added rock graded and compacted.  
Flatiron – repair washed out ditch wall at Musket intersection  
Stovepipe - erosion repair near lot 387 & 399  
Cleaned culverts and Ditches at Bullfrog at Nothstar intersection, Cartwright at Bullfrog intersection, Northstar – clean out culvert at Lousetown creek crossing, Wildrose – removed 2 blocked driveway culverts  
Insured and licensed water truck  
Licensed tilt trailer and title work needs correcting  
Tires on grader needs to be replaced  
Purchased HD battery charger  
Mounted lights on 2001 chevy  
19 driveways have issues with runoff draining to the road causing pothole or other damage to the road  
4 driveways have partial or completely blocked culvert or inadequate sized culverts. Letters will be sent asking members to correct these issues.
  - B. Architectural  
Calls are being received about installations for alternative energy. Under the new federal guidelines, installations must be allowed but permits must be obtained from

the Storey County Building Department.

C. Culverts

19 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.

8. TREASURER'S REPORT\*

The operating account balance is \$117,042.56 Of this \$66,336.08 is for roads and \$50,676.48 is for general operating expenses. The Reserve Account is \$75,570.60 and has been consolidated into one account. The Culvert Account remains unchanged at \$35,049.63. The outstanding balance for 2008 is \$5,324.22 representing 14 lots. One lot was sold and we had to write off what was owed for this year. Five lots are probably not collectable. For 2009 owed is \$3,012.00 representing 15 lots 5 of which are no doubt uncollectable. Outstanding 2009 special assessment is \$7,664.00. \$15,526.00 is still due for 2010.

\$13,119.36 was spent on roads in the first quarter of 2010. Overhead was \$4,181.39. Labor was \$3,811.91. Insurance costs were \$1,071.20. DMV fees were \$215.15. Gravel purchases and hauling came to \$1,952.49. Fuel was \$1,199.56. Rentals came to \$475.00 and odds and ends came to \$212.66

Motion to accept the report by Bill second by Jim.

Approved.

9. Board Member Updates

A. Outstanding complaints

An address was found for the party with the light complaint. A letter will be sent to the new address

B. Set Annual meeting/election date

June 5 and June 12 were discussed. June 5 conflicts with the high school graduation. The meeting room is available on June 12 and there are no other big events scheduled for that day so far. Bill moved to have the meeting on June 12. Howard gave a second.

Approved

C. The Board reviewed the letters and forms for the Annual meeting and election. The 3 candidates present were asked if in the interest of saving postage, their comments could be consolidated into one page instead of the 2 pages per candidate. They agreed. Under new NRS 116 regulations, a prepaid envelope must be sent out to all 506 lot owners for the return of the ballot and proxy. It was suggested that we talk to the post office about Business Reply Mail. Angie will do so before buying stamps. Kelly and Sharon volunteered to help with the mailing.

Bill moved to accepted the package. Howard gave a second.

Approved

D. Any other matters the Board wishes to bring up

None

10. Correspondence

None

11. The next meeting was set for April 27, 2010.

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