

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, Nevada 89440
Board of Trustees Meeting Minutes
May 25, 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 6:35 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 and John Schmoker. James Hoeft was absent.
2. Motion to approve the agenda made by Bill, second by Angie. Approved
3. Motion to approve April minutes made by Bill, second by Craig. Approved
4. Sheriff or Fire Dept. update.
Officer Tim Guthrie answered some questions posed by Bill re the noise problem on Castlepeak due to the motor cross track. If the lot owner gives the Board written permission to monitor who is allowed to use the track, we can ask unauthorized users to leave and call the Sheriff if they refuse since they would be trespassing. He will check on what hours the County ordinances state as to noise levels and get back to us.
5. Comments from members on agenda items None
6. Committee Reports
 - A. Roads
Bill presented the 2010 Road Work Plan. It will be posted on the web site. Sections of Flat Iron, Gold Field, Bullfrog, Barrel Springs, Victoria, Livery, Hanapah, Bullion, Scorpion, and Yellowjacket are targeted for gravel. The estimated cost of the gravel work is \$21,575.00. Bill projected that a year of road work costs the Association \$78,000.00. While the money is available this year because of last years special assessment, our normal \$200.00 a year assessment will not cover this budget in the future. Angie commented that there would have to be a small special assessment (perhaps fifty or sixty dollars) at least every other year to keep the roads in their current condition.
 - B. Architectural
Nothing to report.
 - C. Culverts
The letters to the 19 lots with problems are done and will be merged with address in the near future for mailing.
7. TREASURER'S REPORT*
The operating account balance is \$109,114.61 Of this \$53,766.09 is for roads and \$55,348.82 is for general operating expenses. The Reserve Account is \$75,584.49. The Culvert Account is at \$35,050.51. The outstanding balance for 2008 is \$5,023.13 representing 13 lots. For 2009 owed is \$3,012.00 representing 15 lots. Outstanding 2009

special assessment is \$5160.00. \$10,582.00 is still due for 2010.
\$6,261.49 was spent on roads in in May. Labor was \$5,338.29. Signs came to \$245.00
insurance cost \$678.20. A refund of \$652.21 was received from an insurance rebate. DMV
rebated \$245.34 for plates turned in and Cashman refunded \$60.57 on a supply bill.
Motion to accept the report by Bill, second by Howard. Approved.

8. Board Member Updates

A. Road Closure

Angie has been in contact with VCHPOA. Both Associations will try for 12 volunteers.
Twenty four people will allow the closing of 3 points of entry with 2 people each doing 2
hour shifts. Angie will send a letter to the Sheriff's office asking for a patrol car. A sign
up sheet was passed around and will be passed around at the Annual meeting.

B. Proxies/Ballots received

116 ballots have been received. If all are valid, 11 more are needed for a valid
election. 112 proxies are in. If all are valid, 15 more lots need to appear or send in for
a valid Annual meeting to take place.

C. Responses to violation letters mailed.

All 4 letters went out. Three receipts have come back. One situation has been
resolved.

D. Any other matters None

9. Correspondence

A letter was received requesting stickers, but no money was sent. Angie will send the stickers
and request payment.

10. Comments by Association members on any topic. None

11. The next meeting was set for June 29, 2010.

12. The meeting adjourned at 7:25 PM with a motion from Angie and a second from Craig.
No executive session was needed.