

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, Nevada 89440
Board of Trustees Meeting Minutes
October 26, 2010

James Hoeft - President
Scott Clark - Vice-President (Roads)
Angie Morran - Secretary/Treasurer
Ron Carrete - Vice-President (Violations)
Lillian Henry - Vice President (Architectural)

1. Meeting called to order at 6:38 PM. It was announced that the meeting was being recorded. Association members present from sign in sheet:
Gary and Kelly Brownwell, Craig and Scotty Chanslor, Bill Bridge, Dieter Hemsing, Daiv Haney and Nicole Barde.
Scott Clark was absent.
2. Motion to approve the agenda made by Angie, second by Ron. Approved
3. Motion to approve Sept. minutes made by Ron, second by Jim. Approved
4. Comments from members on agenda items - None
5. Sheriff or Fire Dept. - None.
6. Committee Reports
 - A. Roads/Culverts
Yellowjacket and Goldfield were graded and both 1 ½ and base rock were placed on approximately 700' on each road to reinforce the thin areas of the road. Combination, Globe, , Castle Peak, and Rocky Road and parts of Overland, Hamilton, Buckeye and Union were scarified and/or graded.
The storm earlier this month required several of the ditches and culverts to be cleaned out throughout the Highlands. Buckeye, Northstar, Stovepipe, Wildrose and Musket all had storm damage as well as several other areas. Repairs were made to some of the driveways that had culvert or drainage notices sent out including 185,183,181 and 41. However, problems still exist on 363, 491, 161 and 484.
The road crew took advantage of the storms moisture to do some of the fall grading. We rented an 8-ton 66" rubber wheeled roller to work on the steep areas that the smaller compactor couldn't handle. including Yellowjacket, Hamilton and Goldfield.
So far the fall grading and repair work and cost approximately \$15,500 which includes \$6200 in material and transport, \$5500 in labor and \$3800 in equipment rental and transport.
A second bin was constructed so we could store both base and 1 ½ rock for smaller work areas and emergency repairs.
Materials and labor for the bin was \$1000
Red dye fuel is empty, but plan to wait until spring to replenish it. In the mean time we'll purchase it by the barrel, as needed.
The Dodge has it's plow ready and we'll have the other two plow trucks set up within the next couple of weeks. Do we want to put the plow on the Cal Trans truck?
 - B. Architectural
Lot 88 has submitted a request to change siding and roof.
A barn plan for lot 480 was approved.

7. TREASURER'S REPORT*

The operating account is at \$62887.80. Of that \$16,822.90 is for roads and \$46,064.90 is for general budget items. Spent to date on road maintenance is \$62,632.54. Spent on roads this month was \$16341.36. Of that \$633.49 was for insurance and plates and \$8067.63 was for labor, \$1153.72 for taxes, \$69.10 for water, \$2038.01 for rental equipment, \$4524.22 for gravel and hauling, \$200.00 in small purchases and \$288.68 for repairs. Not all bills for this month are in yet. Total owed to us is \$16,789.13. The culvert account balance is \$32,551.99. The Reserve account is at \$81,307.63. Jim moved to accept the report with a second by Ron. Approved

8. Board Member Updates

A. Outstanding Complaints

There are no new complaints.

Jim and Lillian spoke to attorney Mark Gunderson about the glaring roof problem.

Gunderson advised that the problem had to be addressed. The result of not acting when there is awareness of the problem can result in a nullification of the CC and R's. Gunderson stated that all materials give off glare and it is the installation method that causes the degree of glare. Gunderson recommended that the simplest way to resolve the matter was to issue a variance. Since the Board was requesting the variance all fees would be waived. One of the parties involved, agreed to that solution.

B. Any other matters

None

9. Correspondence

None

10. Comments by Association members on any topic.

None

11. The next meeting was set for January 25, 2011.

12. The meeting adjourned at 7:20 PM with a motion from Jim and a second from Angie.