

Highland Ranches Property Owners Association  
P.O. Box 1039, Virginia City, Nevada 89440  
Board of Trustees Meeting Minutes  
September 28, 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 6:34 PM. It was announced that the meeting was being recorded. Association members present from sign in sheet:  
Gary and Kelly Brownwell, Craig Chanslor, Bill Bridge, Sharon Dixon and Daiv Haney.  
Scott Clark was absent.
2. Motion to approve the agenda made by Angie, second by Jim. Approved
3. Motion to approve Aug. minutes made by Ron, second by Lillian. Approved
4. Comments from members on agenda items - None
5. Sheriff or Fire Dept. update.  
Sgt. Tim Guthrie was present to answer any questions. He reported that Thunder on the Mountain was peaceful and successful despite the loss of 10 deputies over the past year. There are however 8 reserve deputies to help out. He confirmed that having a list of authorized users for the private motor cross track might help keep the noise and traffic down. The list sent to us by the property owner lists 16 names that seem to be legit and two obviously false names.
6. Committee Reports
  - A. Roads/Culverts  
Palisades is done. A jack hammer had to be rented. Calavaras and Grande have been graded. Roads for fall grading have been identified. Goldfield, Yellowjacket, Northstar and Hamilton are the next roads to be worked on. One culvert violation has been cleared up. One culvert deposit has been refunded.
  - B. Architectural  
Lot 88 has still not yet submitted a request to change siding and roof.  
Plans and checks for fees have come in for lot 22. Lot 320 has submitted plans for a metal barn.
7. TREASURER'S REPORT\*  
The operating account is at \$86,913.75. Of that \$33,164.26 is for roads and \$53,749.49 is for general budget items. Spent to date on road maintenance is \$46,291.18. Spent on roads this month was \$1095.23. Of that \$633.49 was for insurance and plates and \$461.74 was for labor. Not all bills for this month are in yet. Total owed to us is \$16,789.13.  
The culvert account balance is \$32,551.70 The Reserve account is at \$76,586.86. Our reserve study shows that at year end we need \$81 307.00 so \$4,720.14 will be transfered.  
Lillian moved to accept the report with a second by Jim. Approved

8. Board Member Updates

A. Outstanding Complaints

The parked trailer complaint is still being investigated. Letters have been sent out on the glaring roof complaint to both the person complaining and the person being complained about since both of the roofs have a problem. One attendee stated that once a plan has been approved, the Board cannot say that there is a violation. James stated that the plans were approved for a "non glare" roof and if the roof does glare there is a problem. Two attendees disagreed. Since one of the parties asked for the matter to be confidential, details will be discussed in executive session.

B. Any other matters

None

C. Approve 2011 dues mailing.

All four pages (presidents letter, proposed budge, nomination form for 2 positions) were approved with a motion from Lillian and a second from Jim. The actual invoice which is generated from quick books will not solicit donations and will be mailed early in November.

9. Correspondence

One letter requesting information was received. Angie will respond.

10. Comments by Association members on any topic.

None

11. The next meeting was set for October 26, 2010.

12. The meeting adjourned at 7:40 PM with a motion from Angie and a second from Jim and the Board went into Executive session.

Executive session recap

The glaring roof history was recapped. One of the parties sent a representative to read a statement for them. The Board will consult an attorney prior to the next meeting.