

Highland Ranches Property Owners Association  
P.O. Box 1039, Virginia City, Nevada 89440

Board of Trustees Meeting Minutes  
Annual Meeting June 4, 2011  
James Hoeft - President  
Ron Carrete - Vice-President (absent)  
Scott Clark- Vice-President  
Lillian Henry- Vice- President  
Angie Morran - Secretary/Treasurer

1. The 25% **quorum** of 127 lots represented was verified by the Secretary and President. Prior to the start of the meeting 137 valid proxies had been received. 33 lots signed in in person.
2. The meeting was **called** to order at 10:05 with Lillian and a second from Scott moving to approve the agenda.
3. President Hoeft **welcomed** and thanked all attendees.
4. The **Financial report** was given by Angie Morran. The restricted culver account is valued at \$30,053.77 representing 12 lots. The Reserve account contains \$81,312.30 and is fully funded per the reserve study completed last year. The Operating account balance is \$101,406.97 of which \$43,667.79 is for operating costs and \$57,739.18 is for road costs. Spent so far this year on the roads is \$21,338.28. 48 lots still owe dues for 2011. 23 lots owe dues from 2010, 13 lots still owe 2009 dues. 23 lots owe the 2009 Special Assessment, and 13 lots owe from 2008. All of these lots are in collection and have liens filed against them. Final notices for this year were sent out with the notice of Annual Meeting. Certified letters will go out on June 6. Any lot not paid by July 15, 2011 will be sent to collection. If any one cannot pay, all they have to do is contact the association and set up a payment plan to avoid paying costly legal fees. Angie apologized for preaching to the choir but wanted it in the minutes that all the people waiting till the last minute to pay are costing us revenue since after accounting for all the postage and printing costs and bookkeepers time, we really do not end up with the full \$200.00. A property owner asked if we collect all that is owed from foreclosed or distressed properties. Angie replied that we sometimes do especially if we have the first lien and if the broker is local. If we do not have the first lien, then we collect only 18 month back. Copies of the audit are available.
5. Lillian gave the **Architectural** report . Several additions and barns have been approved as well as 2 homes. The homes will be located on lots 22 and 5.
6. Scott Clark gave the **Road** report. Scott made up a road plan which will be posted on the web site. During the first part of April the road crew and Scott inspected the 10-acre roads and made a priority list for the minimum required work that needed to be done to keep the roads in a manageable condition. The board discussed in March how the remaining road money would be spent and what options were available to us. He made the recommendation that the roads be brought up to maintainable status and to keep sufficient funds in reserve to pay for any unforeseen road challenges and/or extensions by new building or development. By keeping funds in reserve, it was hoped that another special assessment for road maintenance could be put off a couple of years or indefinitely. It was agreed that the roads must be maintained better than the minimum standard to keep future extensive road repairs to a minimum. We will discuss this again to see where we are with maintenance and funds and finalize our plans for this years road expenditures. Due to the heavy wet winter, many of the culverts and ditches have been filled with erosion materials and have required extensive cleaning, digging out, hauling of material and man hours. Also, many roads have had water flowing across them requiring scarifying and sometimes material was added. As always, wash-boarding continues to be an issue in high traffic areas and we need to continually stress the speed limits and the use of 4WD even under dry conditions.

7. Ron was not available to give the violation report but it was noted by Angie and James that all complaints to date have been resolved including the latest which involves illegal use of our roads by the BLM. A letter received from an attendee of the May regular meeting was paraphrased by James. The property owner was very much against the idea of leasing space on the mailbox walls for advertising. James commented that he wasn't sure we could lease space we didn't own.

8. Bill Sjovangen, **Storey County Commissioner** was present and answered questions from attendees. He said the antenna issue is on the June 6 Commissioners agenda. Questions re the BLM and the wind turbine project were clarified. The Comstock Mining issue was touched upon. He said that problems with loud helicopters flying overhead should be addressed to Harry Reid. All military air traffic over Storey County is controlled out of Reno.

9. Members of **Fire Safe Highlands** and the **Volunteer Fire Department** spoke about the new we haul program and took sign ups from interested property owners. A drawing will be held for air fare and one week at Lake Havasu as a fund raising event. Tickets are twenty dollars each or six for a hundred. Only 500 tickets will be sold.

Many questions were asked by fire department speakers about why we were having problems with BLM using our roads. Answers came from the Board and from property owners. A sample of the responses are: remove the trees - get rid of the eagles - build a wind farm. They were told in 2008 that the roads were private - how could they say they didn't know. They have already put 2 wind test towers up. Our road doesn't go to their property - they must cross over someone's lot and the owner's do not want to grant access. If they cut down their trees, the bark beetles will move to trees in the Highlands.

A property owner asked why pick up trucks and trailers for ATV's were parked at the slash pile over the holiday weekend. No one knew. Angie stated that she had called dispatch but no one had responded.

10. Ted Fletcher spoke representing **SC Sheriff's Department**. He told us that Dispatch is not a part of the Sheriff or Fire Departments. He will try to find out why the complaint call was not referred to anyone. To date, 14,000 miles of patrols have been done. 1800 incidents have been responded to. 763 property checks have been done. Traffic stops and citations are down from last year. Accidents are down as well. Vandalism calls are down to 6 from 12 the same period last year. There have been 9 trespassing calls.

11. John Michkelson spoke about the **VRWPA**. There is a new board and a new focus. He invited all to their meetings on the last Monday of every month.

12. New **Board members** Holly and Troy Williams were introduced.

#### 13. Lot Owners **Comments Questions and Suggestions**

A property owner asked how we used the FWD as she had not seen it plowing the roads. Answer: it is used to haul dirt and remove big drifts.

A question was asked about which Association maintains a road that houses both one and ten acre lots.

Answer: years ago the Association divided the responsibility up.

A question was asked about people parking for sale cars at the mailboxes. Answer: call the sheriff.

A resident stated that there was a problem on Scorpion Rd. A 40 acre owner was parking equipment on 10 acre lot number 199. The board will notify the owner of lot 199.

#### 14. **ADJOURNMENT**

Jim moved to adjourn the meeting. Angie gave the second. The meeting adjourned at 11:45