

Highland Ranches Property Owners Association

PO Box 1039
Virginia City, NV 89440

Board of Trustees Meeting Minutes Tuesday, August 30, 2011 6:30 PM

Troy Williams – President
Scott Clark – Vice-President (Roads)
Ronald Carrete – Vice-President (Violations)
Lillian Henry – Vice-President (Architectural)
Holly Williams – Secretary/Treasurer

- Meeting called to order at 6:30 PM
- It was announced that the meeting was being recorded
- Association members present:
 - Angie Morran
 - Craig & Scotty Chanslor
 - Nita Walmer
 - Gary Brownwell
 - Lydia Hammack
 - Bill Bridge

AGENDA ITEMS:

- I. Troy Williams called the meeting to order
- II. Troy Williams made the motion to approve the August 2011 agenda
 - a. Scott Clark moved to move the Culvert Deposit agenda entry to Section IV.
 - b. Ron Carrete second the motion
- III. Scott Clark made the motion to approve the July 2011 minutes
 - a. Ron Carrete second the motion
- IV. Statement on the Agenda items by Association members
 - a. Scott Clark commented on Lot 371 issue with Culvert Deposit
 - i. Eastern area of property may create issues for the road without culvert
 - ii. Recommendation is then that the culvert deposit requirement remain in effect
 - iii. Also, recommending that the Culvert Deposit rules and regulations stand as they are currently.
 - iv. Scott is working on a letter to current lot owners with culvert deposit
 1. This should remind them to the fact that the Lot owners can be refunded this deposit
 - v. Lydia Hammack made the comment that changes to the culvert deposit rules and regulations does not need to be voted upon. We just change.
 - vi. Scott made motion that owners of Lot 371 be given extra time to put money down for culvert

- vii. Lot owner arrived. Scott explained our discussion and decision
- viii. Lot owner would like to have check deposited on November 2.
 - 1. Board approved this delay
- ix. Troy Williams asked for final clarification of current culvert deposit requirements
 - 1. Decision is that nothing is changing
- x. Lot owner made mention that the Culvert Deposit seems to be too high compared to other fees required for building
 - 1. Discussion about why the culvert deposit is \$2500
 - a. It is a deposit in the event property owners land affects the road and the HRPOA becomes responsible to fix that issue
- xi. Discussion about changing CC&R
 - 1. For future reference, voting can be line by line, or blanket voting

V. Sheriff and/or Fire Department Update

- a. None

VI. Committee Reports

a. Roads and Culverts Report

- i. Skeleton Road crew in August
 - 1. No work done
- ii. Inspection of Lot 437 for culvert
 - 1. Scott inspected and refund has been given
- iii. Scott received a phone call from owners of Lot 51
 - 1. Complaint that their roads are in bad shape
 - 2. Issue is that 1 acre owners drive this area more than the 10 acre
 - 3. Scott said we would do what we can
- iv. Discussion of truck replacement
 - 1. Nothing decided
- v. Bill Bridge created a road budget for the rest of the ear
 - 1. He mentioned that approximately 75% of the road account will be used
 - 2. Gave budget to Lydia

b. Architectural Committee Report

- i. July 31, Lillian approved 4300 Rocky Road for new garage
 - 1. Lot will also be replacing siding for stucco
- ii. Chad Pixley contacted Lillian about plans to change color of home
 - 1. No approval needed
- iii. Angie Moran to be added to the Architectural Committee

VII. Treasurer's Report

- a. Culvert Account: \$27554.52
- b. Reserve CD account: \$87,135.38
- c. Total in Checking and Savings: \$94,799.42
- d. Total in Road Crew fees (YTD): \$31,929.20
- e. Balance for Road Budget: \$47,148.26
- f. Total operating account (YTD): \$47,651.16
 - i. Motion to approve made by Troy Williams

- ii. Lillian Henry second the motion
 - g. The Tamaro issue – we have received and deposited the funds from this issue
 - VIII. Board Member Updates
 - a. Outstanding Complaints – update
 - i. None
 - b. New business
 - i. None
 - IX. New correspondence
 - a. None
 - X. Comments by Association Members
 - a. BLM issue update
 - 1. Members went to the BLM meeting at Pat Whittens office on August 9
 - a. Revelation that the BLM only wants to clear cut 70% and there is no relation to the Windmill Project
 - b. Vote takers at mailbox
 - i. This is not an HRPOA issue
 - ii. Nothing we can do
- XI. Next Monthly meeting date set
 - a. Tuesday, September 27, 2011
 - b. 6:30 PM
 - c. Highlands Fire Station on Cartwright
- XII. Adjournment at 7:38 PM
 - a. Motion to adjourn made by Scott Clark
 - b. Scott Clark and Ron Carrete second the motion