

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, Nevada 89440
Board of Trustees Meeting Minutes
February 22, 2011

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 6:33 PM. It was announced that the meeting was being recorded. Association members present from sign in sheet: Gary and Kelly Brownwell, Bill Bridge, Dieter Hensing, and Troy Williams. James Hoeft was absent.
2. Motion to approve the agenda made by Angie, second by Ron. Approved
3. Motion to approve Feb. minutes made by Lillian, second by Ron. Approved
4. Comments from members on agenda items.
Welcome to Troy who is a nominee for the Board.
5. Sheriff or Fire Dept. Updates
Matt Smith of the Fire Dept. was in attendance. He reminded everyone to fill out the Grant forms for work-in-kind.
6. Committee Reports
 - A. Roads/Culverts

Cleaned ditches on Bulfrog/Cartwright, and Bullfrog/Northstar
Cleaned ditches on Northstar/Lousetown Creek
Gary's crew cleaned culverts throughout the Highlands
Began erosion repairs on Palasades but stopped before completion because of grader flat
Replaced front grader tires
2001 Chevy-Repair work on bent left plow spring support
 - B. Architectural
Plans were received and approved for Lot 22. All fees have been received.
7. TREASURER'S REPORT*
 - A. General Report
As of the meeting date there is \$120,310.26 in our account. \$73,002.21 is road dollars and \$47,308.05 is general fund dollars. The reserve fund is at \$81,309.64 and the culvert account contains \$30,052.79 representing 12 lots and \$52.7 in interest. Outstanding from 2008 through 2010 is \$16,500.00 plus interest. All lots owing assessments are in collection. 107 lots still owe for 2011 for a total of \$21,500.00. Of the 107 lots 26 are in collection for past years. 81 late notices have been sent out. We should be able to collect \$16,200.00 plus another \$1000.00 from those making payments. Total spent on roads to date is \$5835.25. Other than \$1,219.13 spent on new grader tires, the rest was labor and pay roll burden. Lillian moved to accept the report with a second from Ron. Approved

8. Board Member Updates
 - A. Outstanding Complaints

No objections have been received on the roof glare varince requests so the variances have been approved.
 - B. Any other matters

On March 3 at 6 PM the Storey County Planning Commission will meet at the Highlands Fire Station to discuss a special use permit for Tom Tamorina to install 2 new antenna towers reaching heights of 195 feet. The HRPOA contacted him when his first tower over 45 feet was built because of residents complaints. We still have the letter and his reply. After a 45 foot limitation became part of the Archetural Guidelines, he continued to erect towers over 45 feet so some towers may be a violation. Scott moved and Angie gave a second that the Board attend the meeting and that a statement be made as to why we oppose the existing towers and any new towers. Jim will be asked to speak for the Board.
9. Correspondence

None
10. Comments by Association members on any topic.

None
11. The next meeting was set for March 29, 2011.
12. The meeting adjourned at 7:35 PM with a motion from Ron and a second from Angie.