

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, Nevada 89440
Board of Trustees Meeting Minutes
January 25, 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 6:50 PM. It was announced that the meeting was being recorded. Association members present from sign in sheet:
Gary and Kelly Brownwell and Bill Bridge.
Scott Clark and James Hoeft were absent.
2. Motion to approve the agenda made by Angie, second by Ron. Approved
3. Motion to approve Oct. minutes made by Ron, second by Angie. Approved
4. Comments from members on agenda items - None
5. Sheriff or Fire Dept. Updates
Sgt. Tim Guthrie was in attendance. He was asked if the Sheriff's Office would tow cars parked in a driveway. He said if it constituted a hazard they would. He was asked if a non licensed motor vehicle could be driven on a private road. He replied that it would be best to be registered. He stated that patrols to curb speeding would be stepped up especially during rush hours.
6. Committee Reports
 - A. Roads/Culverts
Nov-Jan Road work
Cleaned out ditches and culverts on Wildrose, Musket and Flatiron
Cleaned ditches on Stovepipe and filled in erosion areas.
Cleaned ditches on Northstar and erosion repairs, gravel work on Barrel Springs

Plow truck prep for winter
2001 Chevy
Routine maintenance
Replaced starter and battery
Repair work on bent plow spring support
2006 Chevy
Repaired starting and check engine problem

Filled Unleaded fuel storage tank
Purchased 5 yds sand salt mixture for deicing
Spread sand on Hamilton, Globe, Yellowjacket, Calaveras and Livery.

Spoke to Shannon (SCBD) and 1 acre property owner and determined that rock bins are in side maintenance yard property boundaries.

Inspected roads for erosion damage and needed repairs.

- B. Architectural
Nothing new to report.

7. TREASURER'S REPORT*

A. General Report

As of December 31, 2010 there was \$51,270.26 in old funds. \$7,209.90 was road dollars and \$44,060.36 was unspent general fund dollars. The reserve fund is at \$81,309.64 and the culvert account contains \$30,052.79 representing 12 lots and \$52.79 in interest. Outstanding from 2008 through 2010 is \$16,500.00 plus interest. All lots owing assessments are in collection. The operating/road fund balance as of Jan. 26, 2011 is \$117,803.11 in new and old dollars. 137 1/2 (\$27,500.00) lots still owe for 2011. In 2010 the total budget for roads was \$79,455.44. In that figure \$2,970.00 was not collected reducing the actual cash to \$76,485.44. The total spent was \$69,275.54. Of that total \$6,643.00 was spent in November and December. The unspent amount of \$7,209.90 will be added to the 2011 road budget. \$10,925.20 was spent on snow removal in 2010. The budget was \$17,500.00

B. Amend and approve the 2011 Budget.

The 44,060.36 unspent 2010 dollars need to be either refunded or allocated. If refunded, after refunding costs, the amount per lot would be around \$65.00. Then a special assessment would have to be billed to get the road fund to where it needs to be and additional administrative costs would be incurred. The Treasurer suggested that allocating the unspent 2010 funds in to the 2011 budget would be the economical thing to do. The following recommendations were made. Increase Licenses/permit by \$500.00 since fees have doubled. Increase office supplies by \$100.00 since it has such a tiny budget. Increase utilities by \$85.00 since rates have gone up. Give the snow plow budget back it's unspent \$6,574.80 since the weather forecast is looking at a lot of snow. Give the remaining \$36,800.00 to roads making that item just \$617.98 less than it was in 2010.

Lillian moved to accept the report and budget suggestions.

Ron gave the second.

Approved

8. Board Member Updates

A. Outstanding Complaints

The letters on the variance for the glaring roofs have gone out and the green cards are coming back. So far there have been no objections

B. Any other matters

None

9. Correspondence

A letter was received requesting that the road crew check the condition of Vermillion as there seems to be wet spots and damage caused by construction. Bill looked at the road and reported that it is normal damage caused by weather and not construction. The wet spots are due to driveways draining onto the road.

10. Comments by Association members on any topic.

None

11. The next meeting was set for Feb. 22, 2011.

12. The meeting adjourned at 7:35 PM with a motion from Ron and a second from Angie.