

Highland Ranches Property Owners Association

PO Box 1039
Virginia City, NV 89440

Board of Trustees Meeting Minutes

Tuesday, July 26, 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 Chanslor
 - Nita Walmer
 - Gary and Kelly Brownwell
 - Debbie Aird
 - Lydia Hammack
 - Bill Bridge

AGENDA ITEMS:

- I. Troy Williams called the meeting to order
- II. Troy Williams made the motion to approve the July 2011 agenda
 - a. Ron Carrete second the motion
- III. Scott Clark made the motion to approve the June 2011 minutes
 - a. Ron Careete second the motion
- IV. Statement on the Agenda items by Association members
 - a. None
- V. Sheriff and/or Fire Department Update
 - a. None
- VI. Committee Reports
 - a. Roads and Culverts Report
 - i. Skeleton Road crew in July
 1. No work done
 - ii. Inspection of Lot 471
 1. Scott Clark spent an hour and a half inspecting

2. This is the Lot in which the property owners want a reduction in culvert deposit
 - a. Scott assessed that property owners are very saavy in contracting
3. Lot owner concerned about two existing culverts
 - a. Informed that those are the responsibility of HRPOA and are not the property owners concern
4. Recommendation made, by Scott, that the property owners secure a bond in order to not have to tender culvert deposit by personal check
 - a. Check is currently being held by the Architectural Committee with plans
5. Lot owner comment: spoke with Tony Branson of insurance company
 - a. Bond cannot be issued without a contract between owner and HRPOA.
 - b. There is no precedence of this in the HRPOA bi-laws
6. Scott asked if property owners would pay for legal fees if counsel was hired to draw up a contract.
 - a. Property owner is concerned that legal fees would exceed the actual deposit
7. Lot owners expressed concern that drainage is not a problem on their property and hence a culvert may not be needed
8. Road crews noted that the ditch is on the uphill side, the road slopes correctly with a crown, and they too wonder if needed
 - a. Possible to wave culvert deposit entirely
9. Agreement made to have a second opinion made by member of the Road Crew
 - a. Deposit to be held for one additional month for this assessment
- iii. Bill Bridge asked about remaining culvert deposits being held by HRPOA
 1. Shall refunds be issued by those in compliance?
 2. Research needed to be done on each property
 3. Scott Clark is drafting a form letter to address issue
 - a. Letters to be sent certified to most current addressee on record
 - b. State in letter that if no open permit, then deposit would be refunded
 - c. Noted that Lot 437 has made informal requests to get deposit back
 - i. Scott has not been contacted
 - d. Requirement of inspection by two independent people would be required
- iv. Troy Williams asked about amending CC&R's on culvert issues
 1. Nothing formal on CC&R's until 2013
 2. Vote to have culvert deposits amended to be put on August agenda
 3. Scott Clark to make a draft of this amendment for August meeting
- v. Snow Truck
 1. Must replace this truck soon
 2. Insurance and Registration to be cancelled
 - a. Lydia Hammack, bookkeeper, to make calls
 3. Left with only two plow trucks

4. A bid of \$1700 was made for the truck
 - a. Suggested that we take it
 - b. Will need to take off plow and other equipment to be used on newly purchased vehicle
 5. Suggested that we look for new truck in auction sites
 6. Angie Morran noted that a new truck will cost approximately \$18,000.00
 - a. Scott Clark stated that he will trust the expertise of the road crew to make this decision
 - b. If purchased, a Board Member will have to go to bank for a certified check
 - vi. Scare-ifier
 1. Scott has approved the purchase of new teeth and shanks for the scarifier
 - a. Necessity for road maintenance
 2. Cost is \$1819
 3. To be purchased by Bill Bridge
 4. HRPOA will reimburse
 - b. Architectural Committee Report
 - i. None
- VII. Treasurer's Report
- a. Culvert Account: \$30,054.28
 - b. Reserve CD account: \$87,134.69
 - c. Total accounts receivable: \$20,954.91
 - d. Total in Checking and Savings: \$80,732.63
 - e. Total in Road Crew fees: \$44,910.09
 - f. Total operating account (YTD): \$35,822.54
 - i. Motion to approve made by Scott Clark
 - ii. Ron Carrete second the motion
 - g. Lydia Hammack stated that two checks have been received, which had been in collections for past dues
 - i. These will be included in the August Treasurers report
- VIII. Board Member Updates
- a. Outstanding Complaints – update
 - i. None
 - b. New business
 - i. Two emails received concerning signs on Yellowjacket and Scorpion
 1. Fire department, through a grant, had placed all new road signs
 - a. Not FD responsibility to maintain
 - b. Bill mentioned that Road Crew would tighten up all remaining signs
 2. Scott asked that someone contact once acre association concerning one acre complaints of downed 10 acre signs
- IX. New correspondence
- a. Received letter for the 44th annual Virginia City 100 Mile Endurance Horse Ride

- i. Asking HRPOA to grant access to 10 acre roads
- ii. Included Certificate of Liability Insurance
- iii. HRPOA has granted them access
- iv. Letter will be sent in response

X. Comments by Association Members

- a. BLM issue update
 - i. BLM wants to only cut the Pinion Pines down
 - 1. There are 500 year old trees that will be affected
 - 2. They do not pose as much fire threat as the sage brush
 - 3. BLM does not want to clear brush in order to protect endangered rabbits in the area
 - 4. Question Posed concerning BLM's responsibility to cut the sage brush
- b. Angie Morran mentioned BLM Fuel project meeting
 - i. Date: Tuesday, August 9, 2011
Time: 10:00 AM
Location: Pat Whitten's office at Courthouse
 - ii. BLM will be in attendance to answer questions
 - iii. BLM will also be trying to convince VCH property owners to grant access to cross through their land

XI. Next Monthly meeting date set

- a. Tuesday, August 30, 2011
- b. 6:30 PM
- c. Highlands Fire Station on Cartwright

XII. Adjournment at 7:34 PM

- a. Motion to adjourn made by Troy Williams
- b. Scott Clark and Ron Carrete second the motion