

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, Nevada 89440
Board of Trustees Meeting Minutes
March 29, 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 6:35 PM. It was announced that the meeting was being recorded. Association members present from sign in sheet: Gary and Kelly Brownwell, Bill Bridge, Art Nelson, and Troy Williams.
2. Motion to approve the agenda made by Ron, second by Jim. Approved
3. Motion to approve March minutes made by Ron, second by Scott Approved
4. Comments from members on agenda items.
None
5. Sheriff or Fire Dept. Updates
None
6. Committee Reports
 - A. Roads/Culverts
The Dodge needed a new transmission and battery. Warrantee work was done on the Snow Dog plow. There has been lots of road damage due to the wet snowy winter. Overland and Bullfrog need to be re-trenched. Stovepipe is in terrible condition and either need a huge amount of money spent on it or need to be declared a non maintained road.
 - B. Architectural
Nothing new.
7. TREASURER'S REPORT*
 - A. General Report
As of the meeting date there is \$119,174.65 in our account. \$70,830.46 is road dollars and \$48,344.19 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 \$15,140.00 plus interest. All lots owing assessments are in collection. 64 lots still owe for 2011 and we should collect from 44 of them. Eight lots have paid since the late notices went out. \$620.00 from prior years has been collected. Of that \$240.00 was 2009 Special Assessments so \$240.00 has been added to the road budget. Total spent on roads to date is \$8247.00. Of that, \$2411.75 was spent this month. Other than \$500.00 in equipment rental, the money was for labor and labor overhead. Lillian moved to accept the report with a second from Ron. Approved

8. Board Member Updates
 - A. Outstanding Complaints
The roof glare variance letters have been sent out and the matter is closed.
 - B. Set date for Annual meeting and approve mailing.
Pending the room's availability, the first Saturday in June (June 4) was selected by unanimous decision. The 3 page mailing was also approved.
 - C. Any other matters from Board members.
Scott will talk with Gary and Bill monthly and present the road report.
9. Correspondence
A complaint was received about a light being left on for five years by a house on Combination Road. Ron will check it out.
A call was received that plowing is need to the last lot on Lost Burro because the owner is starting work on his property. Permits and plans are not yet in but excavation is being done.
10. Comments by Association members on any topic.
None
11. The next meeting was set for April 26, 2011.
12. The meeting adjourned at 7:35 PM with a motion from Angie and a second from Lillian.