

Highland Ranches Property Owners Association
P.O. Box 1039, Virginia City, Nevada 89440
Board of Trustees Meeting Minutes
May 31, 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 6:32 PM. It was announced that the meeting was being recorded. Association members present from sign in sheet: Gary and Kelly Brownwell, Bill Bridge, Holly and Troy Williams, Dana Sowl, Larry Widick, Debbie and Mark Aird, John Schmoker. Jim Collins, and Craig and Scotty Chanslor.
2. Motion to approve the agenda made by Lillian, second by Scott. Approved
3. Motion to approve April minutes made by Scott, second by Lillian. Approved
4. Comments from members on agenda items.
None
5. Sheriff or Fire Dept. Updates
None
6. Committee Reports
 - A. Roads/Culverts
Scott made up a road plan which will be posted on the web site.
During the first part of April the road crew and Scott inspected the 10-acre roads and made a priority list for the minimum required work that needed to be done to keep the roads in a manageable condition. The board discussed in March how the remaining road money would be spent and what options were available to us. He made the recommendation that the roads be brought up to maintainable status and to keep sufficient funds in reserve to pay for any unforeseen road challenges and/or extensions by new building or development.
By keeping funds in reserve, it was hoped that another special assessment for road maintenance could be put off a couple of years or indefinitely. It was agreed that the roads must be maintained better than the minimum standard to keep future extensive road repairs to a minimum. We will discuss this again to see where we are with maintenance and funds and finalize our plans for this years road expenditures.
Due to the heavy wet winter, many of the culverts and ditches have been filled with erosion materials and have required extensive cleaning, digging out, hauling of material and man hours. Also, many roads have had water flowing across them requiring scarifying and sometimes material was added. As always, wash- boarding continues to be an issue in high traffic areas and we need to continually stress the speed limits and the use of 4WD even under dry conditions.
The \$2,500 culvert deposit was refunded to the Garlick's at 461 Tybo on *Sunday May* They did extensive work to the culverts and dirt work on the driveways in order to keep water runoff to the road to a minimum. Our prayers go with them on the loss of their home and garage due to fire only a couple weeks later.
In early May, we had an engine fire in the 2001 silver Chevrolet truck. There was extensive damage to the wiring, belts, hoses and radiator not to mention the engine

compartment; however, it appears that the engine may have survived as it still cranked over afterwards. Luckily no one was injured and the fire occurred where there was access to water to extinguish the flames. This incident could have been much worse for the Highlands if the fire had happened in an area without access to resources.

- B. Architectural
A home and garage was approved for lot 25. All fees are in.

7. TREASURER'S REPORT*

A. General Report

As of the meeting date there is \$100,889.19 in our account. \$57,739.18 is road dollars and \$43,150.01 is general fund dollars. The reserve fund is at \$81,312.30 and the culvert account contains \$30,053.77 representing 12 lots and \$53.77 in interest. 58 lots still owe for 2011 for a total of \$11,400.00. Nothing new has been collected from prior years. Total spent on roads to date is \$21,338.28 .Of that, \$6,839.69 was spent this month. \$859.43 was spent on fluids, parts, welding and the like. \$1500.00 was for equipment and \$4480.02 was for wages . Angie reported that there should be enough funds in our general and reserve account to fix the 2001 Chevy. When comparing repairs versus a purchase the cost of re outfitting a truck must be taken into account as that adds several thousand dollars to the purchase cost.

Lillian moved to accept the report with a second from Ron. Approved

B. Proxy Report/Annual set up.

119 proxies have been received and there may be more in the mailbox so we should have a quorum. Volunteers should meet at the fire station at 9:00 AM to set up.

8. Board Member Updates

A. Outstanding Complaints

All matters received to date have been resolved.

B. Any other matters from Board members.

The BLM matter on the use of our roads seems to be resolved. The letter sent to the BLM by the Board is attached. The e-mail received by the Board from BLM said that the project is indefinitely postponed. Thanks to the Aird's for their wonderful letter to the BLM.

9. Correspondence

Request and money for decals received. Decals have been mailed.

10. Comments by Association members on any topic.

Bill stated that the Storey County Fire Department used our water truck for 3 hours and he drove. He will not bill for hours, and we will not bill for truck use and water.

A resident requested to be put on a later agenda to make a presentation to the Board and assembled regarding leasing space on the mailbox shelter to local vendors for advertising. He was advised to get permission from the one acre association first as they would receive 60% of the revenue. Angie wasn't sure how we could lease space that we do not own or insure and worried that it might cause financial costs that are not budgeted for.

11. The next meeting was set for June 28, 2011.

12. The meeting adjourned at 7:25 PM with a motion from Angie and a second from Jim.

BLM letter

Highland Ranches Property Owners Association
P.O. Box 1039
Virginia City, Nevada 89440

May 22, 2011

BLM, Carson City District
Mr. Tim Roide
5665 Morgan Mill Road
Carson City, Nv. 89701

Dear Mr. Roide:

This is in reference to 9214 (NVCOO34).

The Board of Directors of the HRPOA was given a copy of the letter you sent to some of our property owners. We also have received complaints that BLM personnel have been using some of the roads in our area to access your property. We have also been told that your people are cutting across private lots. We have advised property owners to post their property with "no trespassing signs". Perhaps you are not aware that the 35 miles of roads that the Association is charged with maintaining are **PRIVATE**. The roads do not belong to the Association. Each section of road is a part of one of the 506 lots that comprise the Highland Ranches. An easement is given on each section of road to other property owners and their invited guests so that every lot can be accessed. For the purpose of uniformity, the by-laws of the HRPOA charge the Association with maintaining and plowing the roads for use by four wheel drive vehicles. Each of the 506 property owners are assessed an annual fee and some times a special road fee to cover the costs of maintenance and plowing. We get no State or County funds. We maintain our private status by periodically closing the roads to all but residents. We also have signs posted for "private property", "no trespassing", "four wheel drive only". We have not granted the BLM permission to pass. We have no interest in doing so as it will only serve to confuse many of the general public who already think that this is a BLM play ground. Rumor has it that BLM plans to park equipment on one of our roads. If the rumor is true, please do not. Your letter states that you plan on doing work from October through April. These are the exact months that our C C & R's instruct owners to refrain from building because the heavy equipment adds to the road damage that the winter months cause. If you do not know which roads are private, please let us know and we will be happy to send you a map.

Sincerely,

Angela Morran, Secretary
on behalf and with the approval of the Association Board of Directors.

CC: Storey County Sheriff, Storey County Commissioners

Road Plan

ROAD	LOT OR AREA	PRIORITY	WORK REQUIRED	COMMENTS
OVERLAND	FRYING PAN TO BARREL SPRINGS	1	SCARIFY AND GRADING	POTHOLES
BARREL SPRINGS	LOUSETOWN TO OVERLAND	1	SCARIFY AND GRADING	POTHOLES
OVERLAND	HILL	1-2	GRADING ,ROCK AND DITCHES	HIGH PRIORITY
FRYING PAN	NEAR STOVEPIPE	1-2	GRADING AND DITCHES	CONTINUING EROSION PROBLEMS
PANAMINT	500 - 750' WEST OF CARTWRIGHT	1-2	GRADING, DITCHES	WATER COLLECTING IN DITCHES AND ACROSS ROADWAY
COMBINATION	CP TO SCORPION	2	CLEAN CULVERT SILT BASINS	POOR DRAINAGE
FANDANGO PASS	@ DRY GULCH	2	GRADING AND ROCK	SLOPPY MUDDY ROAD

DRY GULCH	PAST FANDANGO PASS	2	DITCHES	NEED TO CUT DITCH ON BOTH SIDES OF ROADWAY- WATER
HIGHLAND	VARIOUS	2	COMPACTION	OTHER GENERAL ROAD REPAIR
STOVEPIPE	EROSION REPAIRS	2	GRADING AND DITCHES	POOR DRAINAGE
HANAPAH	LIVERY	2	NEED 30' CULVERT	DITCH OR BERM AT MINIMUM
NORTHSTAR	NORTHSTAR @ LT CREEK	2	DITCHES	HEAVY SILTING - BACKHOE MATERIAL OUT
BULLFROG	@ NORTHSTAR	2-3	DITCHES	HEAVY SILTING - BACKHOE MATERIAL OUT
CARTWRIGHT	EAST OF FIRE STATION	2-3	CULVERTS	NEED HAND CLEANING
CARTWRIGHT	EAST OF BULLFROG	2-3	REGRADE DITCHES	POOR DRAINAGE
OVERLAND	413	3	TRENCH TO CREEK	FLOODED AREA
BULLFROG	289	3	TRENCH TO CREEK	POOR DRAINAGE
FLATIRON	DITCHES WESTSIDE	3	GRADING AND DITCHES	POOR DRAINAGE
CALAVERAS	@ GRANDE	3	GRADING	GRADING MAY INCLUDE SCARIFYING ALSO
LIVERY	484	3	CULVERED ALMOST PLUGGED	UNDERSIZED 12" CULVERT
FRYING PAN	@ PALLISADE	3	NEEDS SWALE	WATER PONDING
CASTLE PEAK	10 ACRE REACH	3	GRADING	FILL POTHOLE AND MINIMIZE WASHBOARD
COMBINATION	CP TO SCORPION	3	GRADING AND DITCHES	FIX AREAS ZULIM GRADED
PANAMINT	380	3	GRADING	GRADING MAY INCLUDE SCARIFYING ALSO
MUSKET	@ FLATIRON	3-4	BUILD BERM	HILLSIDE AND ROADWAY STEEP SLIPPERY AT TURN
HANAPAH	482	3-4	DITCH WORK	NONE
FRYING PAN	NEAR OVERLAND	4-5	GRADING AND ROCK	GRADING MAY INCLUDE SCARIFYING COMPACTION
PALLISADE	363-365	4-5	ROCK	CONTINUATION OF PREVIOUS WORK
YELLOW JACKET	1470	5	CULVERT, DITCHES	CLEAN OUT CULVERT AND DITCH WORK
WILDROSE	LENTH	5	GRADING DRAINAGE	POOR DRAINAGE