

Highland Ranches Property Owners Association

PO Box 1039
Virginia City, NV 89440

Board of Trustees Meeting Minutes

Tuesday, September 27, 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 & Scotty Chanslor
 - Nita Walmer
 - Kelly & Gary Brownwell
 - Dennis Sullivan
 - Bill Bridge

AGENDA ITEMS:

- Troy Williams called the meeting to order
- Troy Williams made the motion to approve the September 2011 agenda
 - Holly Williams made motion
 - Lillian Henry second the motion
- Troy Williams made the motion to approve the July 2011 minutes
 - Scott Clark made the motion
 - Lillian Henry second the motion
- Statement on the Agenda items by Association members
 - None
- Sheriff and/or Fire Department Update
 - None
- Committee Reports
 - Roads and Culverts Report
 - Scott mentioned there is an updated culvert spreadsheet
 - Will send to Lillian who has volunteered to check each

property for culvert completion

- Scott will have a draft letter for the next meeting, which will go to all who currently have culvert deposits with us
- Water truck
 - Bill Bridge noted that a lot of maintenance has occurred on this vehicle
 - Hydraulic Fluid
 - Still leaking
 - Not sure how much we are going through
 - Cost is approximately \$45 per gallon
- Tires
 - Must get new (rear) tires for water truck
 - Approximate cost is \$2000
 - Carig Chanselor noted that he has Good Years for \$525 a piece
 - Scott Clark requesting that these be purchased this month
- Scarifier
 - Order not coming until end of October
- Grater
 - Various maintenance needs to be done
- Wild Rose road
 - No one on 10 acre currently on this road
 - It is in very bad shape
 - No work has been done on it this year
 - Scott noted that this is a 40 acre issue, not 10 acre
 - Scott recommended that no major work be done this year (not in budget)
 - Road crew will do what they can
- Architectural Committee Report
 - Lillian stated that Lot 351, on 8/30, got a permit for a 16x24 shed to be built on their property
 - This is for storage of personals until future build
- Treasurer's Report
 - Culvert Account: \$27554.52
 - Reserve CD account: \$87,136.17
 - Total in Checking and Savings: \$92,796.35
 - Total in Road Crew fees (YTD): \$35,760.19
 - Balance for Road Budget: \$43,317.27
 - Total operating account (YTD): \$49,479.08
 - Motion to approve made by Troy Williams
 - Lillian Henry second the motion

- Board Member Updates
 - Outstanding Complaints – update
 - None
 - New business
 - Holly Williams has requested a shed or storage unit for all secretary files
 - Craig Chanselor suggested digitizing
 - Lillian Henry suggested using our land and putting a shipping container
 - Holly Williams will investigate and get info for next meeting
- New correspondence
 - None
- Comments by Association Members
 - Bill Bridge mentioned a bill will be coming in for KB blocks
 - Part of the bill is personal and he will reimburse accordingly
- Next Monthly meeting date set
 - Tuesday, October 25, 2011
 - 6:30 PM
 - Highlands Fire Station on Cartwright
- Adjournment at 7:05 PM
 - Motion to adjourn made by Troy Williams
 - Ron Carrete second the motion