

Highland Ranches Property Owners Association

P.O. Box 1039, Virginia City, Nevada 89440

Board of Trustees Meeting Minutes

October 31, 2006

Steve Dragovich - Vice President
John Killian - Secretary
Maggie Hohn - Treasurer
Mark Green - Architectural Committee

1. **Meeting called to order at 6:30 pm.**

2. **Roll Call:** Steve, John, Mark present

3. Membership Open Forum

Craig Chanslor complained about road improvements done on east Musket road when there are no houses there. Bill Hansen said when there is an open building permit, roads are improved and the work that Craig was talking about was not being done by the Association. Nicole Barde wants to know status of prior complaints from 7/24 meeting. The Board will look into them. Shelly Hansen doesn't agree with the hiring of attorney regarding the agenda format when information is in the by laws. Iris Campbell objected to the possible action against Maggie Hohn. The Board said they would defer possible action until next meeting.

4. **Approval of minutes** from August 29.

M: John second: Mark Vote: Passed

5. **Financial Statement Report:** Moved to Defer action on the Treasurers Report since it was received 5 minutes before meeting.

M: John Second: Steve Vote: Passed

6. **Delinquency Report:** No action taken

7. **Board Member Report:** The Annual Mailings need to be put together and sent out. Shelly Hansen offered to do them for \$300. Keith Judson said that he thought the board members should do it themselves. John will contact Shelley about the mailing process since time is of the essence and he has obtained bids and they are much higher than what shelley has offered. The Board told John to work out the details with Shelley and proceed to get it done.

8. **Committee Reports: Roads** (Bill Hansen) He stated that roads are improved when there is an open building permit. Work is done with gravel and grading for the year. Snow plows are serviced. Tanks topped off with fuel. Chains purchased for grader. In 2007, Bill said that he wants to buy a new snow plow. The grader is running fine. Bill bought a new tire and suggests it needs 3 more new tires at a cost of \$1400. He spent \$80 on parts. The culverts still need repair. A discussion ensued regarding the culvert problems. We had \$184,815 in the budget and by October 22 we had spent \$171,00. 10,800 ton of rock was used. We should have 75% of the 3 year road work plan done by next year according to Bill's projections.

A motion for new tires for \$1400 and block heater for \$50 - \$150 made by John, Seconded: Steve, Passed.

Architectural Committee Report: Mark Green: There were no new submissions this month.

New Business

A. The 1 Acre Association wants to split the cost of cleaning and staining the mail barns as in the past. Volunteers to help are needed November 4. A motion to split the costs with the VCHPOA was made by John, seconded by Mark and approved.

B. Motion to Adopt 2006 budget for 2007:

M. John Seconded: Steve Passed

The board needs to set a meeting date to have members approve budget. It likely will be at the regular January meeting. Steve D. said that he will take it up with Gayle, the Association's attorney.

9. **Correspondence:** Steve read a letter saying lights on lot #326 are too bright and left on all night. Steve D. said he will talk to them/ Bill Bridge and Nicole Barde offered to do the mailings regarding the culvert problems.

Jim O'Mahony asked about insurance, and wants board to look into the coverage. Steve said he would follow up.

Association Members Present: Steve Dragovich, Mark Green, John Killian, Nancy Killian, Nicole Barde, Shelley Hansen, Bill Hansen, Howard Depew, Rita Lumos, Bill Bridge, Craig and Scotty Chanslor, Jim and Sherry O'Mahony, Anita and Bill Henderson, Keith and Nancy Judson, Iris Campbell, Eric Loyer.

