

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

BOARD OF TRUSTEES MEETING MINUTES

May 30, 2006

Mike McDonough-President
Shelley Hansen-Secretary
Maggie Hohn-Treasurer
Steve Dragovich-Road Manager
Jack Kennedy-Architectural Committee

All Board Committee Members present

1. **Meeting called to order** at 6:30 pm by Mike McDonough
2. **Agenda for May 30, 2006** amended to add discussion for the Architecture Committee meeting place and time.

M: Maggie Second: Steve Vote: Passed

Association Members Present: Bill & Shelley Hansen, Nicole Barde, Rita Lumas, Bill Bridge, Mark Green, Jack Kennedy, Steve Dragovich, Maggie Hohn and Mike McDonough.

3. **Comments from the Public:** None
4. **Minutes from April 25, 2006** meeting were approved

M: Jack Second: Maggie Vote: Passed

5. **Treasurer's Report:**

Checking Acct:	\$ 15,176.93
Culvert Acct:	\$ 17,494.33
Roads Acct:	\$ 47,590.17
Savings:	\$ 73,423.82
CD Checking:	\$ 6,597.57
Fixed CD Acct:	\$ 40,957.80
Total Cash	\$201,240.62

Special Assessment Money Due \$ 84,100.00

Vote to approve the Treasurer's report:

M: Jack Second: Steve Vote: Passed

6. **Review and vote on request from VRWPA:** *Maggie Hohn will abstain from voting on this issue*
Motion to accept VRWPA's request to exempt their organization from paying the Special Assessment Amount of \$300.00/Yr. This exemption will be revisited in October by the Board seated at that time. It was requested that VRWPA send the HRPOA a statement in October of each year to follow.

M: Jack Second: Steve Vote: Passed

7. **Culvert Fees:** Should the Board deposit all checks for this bond or hold them until they can be returned? The interest earned is not substantial enough to cover even the banking costs. Jack suggested that perhaps in the future a Trust Account should be looked into. Motion to deposit all checks for this account.

M: Maggie Second: Jack Vote: Passed

8. **Road Report:** Bill Hansen reported that Stage I & III are complete. Even the fuel cost increases, we are still on target in meeting his budget. Placement of rock will begin on June 5th with the balance of the rock being placed in August. A culvert study has been completed and turned over to Steve for review by the ' Road Committee. A Purchase Order was turned in for approval at the June 27th meeting of the Board. The agreement between the 1's and the 10's for the use of their water truck to repay the HRPOA for road work completed in 2005 doesn't appear to be a workable situation at this time. We haven't been able to find a driver. We also haven't heard from Storey County regarding the water from the sewer treatment plant.

Mike will call Rich Bacus to follow up on this issue. Maggie will talk to Gary Hames about a driver for the water truck and report back.

9. **Architectural Report:** Jack reported that Lot 262 (internal structural changes only) had been reviewed and approved. This lot's plans were originally approved in June 2005. Lot 155 plans needed only a stamp and signature for submittal to the county.

A discussion followed regarding the stamping and signing of family member's and/or friend's plans. The majority of the Board advised Jack and Mark Green (Architectural Committee Members) that this is a "conflict of interest" issue and these plans are to be reviewed by someone else. At this point in the report Jack verbally resigned from the Board.

The Board advised Mark Green that the CC&R's state that the members will be able to turn in their plans to the Architectural Committee here in the Highlands and those plans will be returned to them here in the Highlands. Meetings for review will be held up here and not in Reno. Maggie is willing to sit in on these meetings as a Board member. Zane Tobin submitted a *Variance* request letter and was asked for his \$500 check to start the process. At the conclusion of the meeting the check had not been received. The *Variance* process will not begin.

10. **Board Member Updates:** Maggie informed the Board that all fees collected for garages and out building additions are being returned to owners as our CC&R's state that there are no additional fees for these structure additions once the original \$100.00 review fee has been paid for the first plan review. Mike advised the members that a letter would be sent to the owner on Whiskey Flat regarding his storage container. This is the second letter to be sent.

11. **Next Meeting Date:** June 27th, 2006

12. **Adjournment:** 8:32 pm

DRAFT