

Highland Ranches Property Owners Association

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

Board of Trustees Meeting Minutes

Oct. 30, 2007

Craig Chanslor - President
Bill Bridge - Vice-President
Angie Morran - Secretary
Howard Depew - Vice-President (Architectural)
Steve Dragovich - Vice President (Roads)

1. Meeting called to order at 6:35 PM. Association members present from sign in sheet: All officers, Bill and Shelley Hansen, Nicole Barde, Lillian Henry, Joe and Norma Coppick, Kristin DePew.

2. Motion to approve the agenda made by Steve, second by Bill. Approved

3. Motion to approve August minutes with one spelling correction by Howard, second by Steve. Approved

4. COMMENTS

A comment was made by a property owner regarding a plugged culvert on Buckeye. When it rains the road gets washed out. Bill replied that the lot is on the violation list but all letters have been returned as not a valid address. Angie will find out what address the County has on file for the property and give it to Bill.

Angie wanted to know why 3 trailers are parked (very neatly) on the school lot. Another property owner thought that the owners had moved them there while the owners driveway was being paved and that they should be removed from the school lot shortly.

Another property owner commented that the slash pile had been cleaned up. Some one else replied that it was building up again. Angie replied that it never was all really cleaned up in that the rear area was not carted away.

5. COMMITTEE REPORTS

5A. Roads

Since July \$58,393.54 has been spent bringing the total thus far to \$187,408.82 of the \$193,509.26 budget. (Spread sheet attached to file copy of minutes) Buckeye and Yellowjacket need some spot grading which will be done when we get some moisture. We cannot get any more County water this year since service is suspended. The generator and voltage regulator on the grader has been repaired and the block heater is in the works. The plows are being readied for service. Bill will change the oil and filters. We have 2 trucks. The 1999 has between 60 and 70 thousand miles on it. The 1993 has almost 200,000 miles. Angie feels that we will have enough cash on hand to purchase a replacement for the 1993 truck in December. She would like to see what the Reserve Study Report says before allocating the money.

5B. Architectural

The plans for Lot 448 have been approved. The plans for Lot 154 were approved but with reservations. The problem was that the aspect ratio was not pleasing but the design was "technically" in compliance. Craig suggested that if this situation occurred again, the plans be presented to the entire Board for a vote. A Board discussion about the right of the Board to not approve plans technically in compliance but not in harmony. Bill pointed out that the CCR's do state that a house must fit into to the environment. Angie was given the 4 checks for the 2 plan approvals for deposit. Plans were submitted for a garage. Howard stated that he will not run around and pick up plans. Nor does he wish people to deliver plans to his residence. All plans must be submitted at meetings. Beginning in 2008 the County will require structural engineering for all plans. Lot 154 has begun construction even though winter is approaching and the CCR's recommend not building in this time period. The Board requested that Angie send a letter with copies of the CCR's to the owners of Lot 154, reminding them that they will be responsible for any damage done to the roads from heavy equipment.

5C. Culvert

Steve took a look at the 33 lots that have culvert violations. Twenty five of the thirty three lots have not responded or done any repairs. Bill will go to step two of the process and send out the notice of fines.

6. TREASURER'S REPORT

Angie has a copy of this months Quick Books backup. Attached to the file copy of the minutes is our balance sheet for Sept. and Oct. 2007, a check detail report for the same months, and an account listing. Our current cash assets are \$171,295.46. This amount includes \$35,018.35 in the Culvert Account, and \$55,339.54 in our Reserve Account. This gives us \$80,937.57 in liquid (spendable) cash. We have several more road bills, insurance premiums, payroll bills and taxes, snow plow costs, reserve study costs, utility bills, and printing bills yet to be paid. Any cash not allocated to pending bills by mid December will be allocated to the purchase of a replacement truck.

2008 regular and special assessment bills will go out around December 1, 2007. Lydia believes we will computer generate the bills. A President's letter, proposed budget, nomination form, and 3 coupons for return with payment will accompany the invoice. The invoice will state that a coupon MUST be returned with the payment so that we can credit payments accurately. A property owner asked if this will eliminate electronic checks. The Board agreed to accept electronic checks as long as the memo section of the check recorded a lot number. This information will be placed on the invoice. Steve moved, Bill gave a second to accept the report. Passed.

7. PRESIDENT'S REPORT

7A. Attorney Change

The Association would like to change attorney's for new business collections. Bill moved and Angie gave a second to the motion. Passed. This will not take place until May of 2008. The current attorney will remain as Attorney of Record.

7B. VCHPOA proposal to sell Fire Station

Craig suggested that we should remind them that we have a financial interest in the property. Since the proposal is a year away, the item should be placed on the agenda of our Annual Meeting.

7C. President's meeting with Sheriff

Craig expressed to the Sheriff that we have concerns with traffic violations and the use of the area by outsiders. The Sheriff will greatly increase the presence of Deputies in the area but will not dedicate a specific Deputy to us. We are encouraged to call dispatch when we notice ATV trailers parked on roads.

7D. Road Closure Report

Over 100 vehicles were turned away. One motorcyclist ran the stop point but was caught when leaving. Many residents stopped to say "Thank You" and seemed OK with the procedure.

8. Board Member Updates

Bill will send out a notice of fines in place to the lot with a current CCR violation. The Attorney will be notified to foreclose if the fine is not paid and the violation is not remedied.

9. Correspondence

A property owner requested that the privately owned generator left on the equipment lot be removed. It is leaking oil and not in usable condition. The secretary will send a letter to the owner stating that we will sell it for scrap if not removed within 30 from receipt of letter.

10. Next meeting Craig suggested that we meet in November and not January. We cannot cancel the January meeting because the budget must be approved in January. We will not meet in November and December, but checks will still be processed. Next meeting is set for January 29, 2008.

11. Adjournment

Howard moved, Steve seconded, adjourned at 8:15.