

Highland Ranches Property Owners Association

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

Board of Trustees Meeting Minutes

May 29, 2007

Steve Dragovich - President
Bill Bridge - Vice-President
Maggie Hohn - Treasurer
Angie Morran - Secretary
Mark Green - Architectural Committee

1. Meeting called to order at 6:30 PM. Association members present from sign in sheet: Four Officers (M. Green absent), Shelley and Bill Hansen, Nicole Barde, Werner Hohn, Gerald Tarver. Craig and Scotty Chanslor, Howard DePew (representing M. Green), and Sandy Tyson.

2. Motion to approve agenda by Bill, Second by Maggie, Passed.

3. Motion to correct (name spelling) and approve minutes of April 2007 by Maggie, second by Bill, Passed.

4. Pat /Whitten and USPO representative
not present

5. COMMENTS
none

6A. COMMITTEE REPORTS

Roads Written report read. Copy attached to file minutes. Additional comments not in written report: several roads such as upper Northstar and Remmington are under County minimum standards and equipment can not get in to work on them. We should have dollars left for mid summer grading. A property owner asked Bill to comment on the one acre complaints on the chat board. Bill explained that the one's are having problems because they are not laying the larger gravel on virgin roads and not using one of the 3 binder methods. Angie moved to accept report, Bill gave a second and report was accepted.

6B. Architectural Mark sent an e-mail saying that new residences were approved for lots 426, 274, and 243. A barn was approved for 437 and a garage for 324. Maggie commented that she had not received any checks. Howard Depew said that he would try his best to get all approved plans from Mark's house stamp them and return them to lot owners.

6C. Other none

7. TREASURER'S REPORT

A detailed Treasure's report was presented (copy attached to file minutes). Bill moved to accept, Angie seconded, and the motion passed. Maggie asked if she could move 3 CD's from 2.3 % interest accounts to a promotional 5% interest account. Steve moved that she should do so and Bill gave a second. Motion passed.

8. PRESIDENT'S REPORT

A. Steve reported that he hasn't yet heard back from the one's on doing a joint road close.

B. Steve asked for opinions on the 4 proposals for the Reserve Study. Maggie does not want to do a self study. Steve and Bill agree. Angie felt that the self study as the best deal even if we hired some one to coordinate it for us. Advance solutions offered the best price for an on site study. The price was not firm. Maggie will contact them and try to get a firm final price and present it at the next meeting. The proposal to do so was made by Maggie and seconded by Steve.

C. A 40 acre lot wants an easement on Toll Road from the Association because Washoe County does not recognize the existence of Toll Road. The Board agreed that to give an easement would open us up to giving easements to other 40 acre lots. We would be willing to give a statement that Toll Road does exist but not give an easement.

D. Lot 227 has had a lot line adjustment with 40 acre lot 535. Lot 535 also wishes to have an easement. The Board decided that to understand the matter of access to 40 acre lots that are on a road which accesses 10 acre lots a meeting with Gayle Kern and a Storey County Planning representative will be needed.

9. BOARD MEMBER UPDATES

9A. The VRWPA wants to know if the barb wire has been taken out. Steve replied not yet but will be taken care of very soon.

9B. Maggie reported that she attended a 4 hour seminar on Reserve Studies and Budgets.

9C. Angie reported receiving 88 proxies for the Annual meeting. Four were void. Nine more were just handed to her. 127 proxies/lot owners are needed to hold the Annual meeting. She encouraged everyone to go out and get people to attend.

9D. Bill handed out an updated culvert guideline. It has a disclaimer that it is only a guideline and each lot should have professional advice. 35 Culvert violation letters have been sent out. Six have been exonerated. Six other violation letters have been sent out. One response has been received. Bill will inform that person of what remedy the Board will accept.

10. Angie read 2 pieces of correspondence. The first was a complaint about a garage door color. It as not signed so no answer can be sent. The matter was referred to the Architectural Committee. The second letter complained that the Board acted illegally in January when 2 volunteer members were appointed. After a discussion, Bill quoted Article 6, Section 4, paragraph 6 which seem to back up the Boards action. Maggie read a request from a property owner requesting return of the culvert deposit since the swale had been approved and a C of O received. The Board signed off on the request.

9. NEXT MEETING June 26 29, 2007

10. ADJOURNMENT Maggie moved and Angie seconded to adjourn at 8:20.