

## Highland Ranches Property Owners Association

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

### Board of Trustees Meeting Minutes

April 24, 2007

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

1. Meeting called **to order** at 6:40 PM. Association members present from sign in sheet: Four Officers (M. Green absent), Shelley and Bill Hansen, Lillian Henry, Jerry Tarner, John Schmoker, Nicole Barde, Werner Hohn, Hope Rinehimer, Richard Valdez.

2. Motion to amend (add Board to meet in Executive session) and approve **agenda** by Maggie, Second by Bill, Passed. Maggie requested that future agendas carry correspondence as an item number.

3. Motion to approve **minutes** of March 2007 by Maggie, second by Bill, Passed.

#### 4. COMMENTS

John Schmoker asked that the May agenda include Pat Whitten and a representative from the USPS. He will invite them. The topic will be why Storey County/Highland Ranches need more than one zip code. Shelley Hansen wants additional copies of agendas and minutes available. Nichole Barde wanted to know if we are using the forms she designed for us. Bill Bridge responded "Yes" with some modifications.

#### 5A. COMMITTEE REPORTS

**Roads** reported that 8200 tons of rock will be laid in the Spring and another 3500 tons in the Fall. Every road will then have rock. Sheridan, North Star, Bullfrog and Victoria are now finished. By the end of the year there should be 1 inch of rock on all roads without going over budget. The average cost for the rock is around \$16.40 per ton. \$3900.00 was spent on the grader. The 1 acre water truck is not in great shape. The Association has 200 culverts. The culvert areas have been marked. Maggie moved to accept the report. Bill gave a second. Motion carried. Bill distributed to the Board a culvert inspection form and a guide explaining how to install a culvert which he would like to use as a handout when the deposit fee is paid. He asked that the Board review the draft and make suggestions.

5B. **Architectural** no report available but the Board accepted 3 set of plans and 2 checks for Lot 243. Lillian Henry will try to pick up approved plans from Mark and get them returned and get the new plans to Mark.

5C. No **park report** was available.

5D. **Other** reports. Bill Bridge submitted to the Board a list of which lots have received culvert and violation letters. Thirty two letters have been sent out. There have been thirteen responses. Three culverts have been looked at and will be approved. He asked if a second letter should be sent to non culvert violations that have not been responded to. The consensus was "Yes". Angie moved to accept the report, Maggie gave a second and the motion passed.

#### 6. 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 for an Executive session to discuss delinquent accounts. She also asked that every agenda indicate the the Board will meet in Executive session.

#### 7. PRESIDENT'S REPORT

A. Steve asked the Board how they felt about asking the the one acre Association to get together with us to close the private roads for a day this year. Angie moved and Maggie seconded a motion to do so. Motion passed.

Steve also reported that he had met with Mr. Chapman of the School Board about the school property that is being used for the slash pile. The School Board does not want the liability of that property being used for other than a school. They might let it continue if some else takes over the liability or they might fence it. The Fire Department does not want to police it because of the abuse they encounter when trying to stop people from dumping. Angie stated that as a close neighbor of the property the noise and ugliness is a disturbance. She also stated that people are perceiving the right to dump as an entitlement.

Steve also reported that people parking by the 10 acre yard is creating a problem for gravel trucks and equipment moving.

Steve was contacted by Pat Whitten to ask if we would police dumpsters they planned to place by the Fire Station from May 5 to 19 for a Storey County clean up project. They want us to insure that no one would dump toxic materials. The Board felt we could not

police this and that perhaps we should ask to County to go to a voucher system for free days at the dump the way Washoe County does.

#### **8. BOARD MEMBER UPDATES**

8A. The Annual Meeting will be on June 9 not June 2.

8B. The mailing for the Annual Meeting has gone out.

8C. Angie has contacted 3 companies which do Reserve Studies. The responses have just come in. Prices range from \$375.00 to \$7500.00 depending on if it is a supervised self study or an on site third party study. Copies of all 3 proposals will be made and distributed to the Board for study.

8D. It has been determined that there are no properties under construction without plan checks. Mark Green has received the missing materials.

8E. Angie read 4 pieces of correspondence. Two required no response. One will receive a follow up reply and one will be discussed in Executive session.

9. **NEXT MEETING** May 29, 2007

10. **ADJOURNMENT** Maggie moved and Angie seconded to adjourn at 8:15 and have the Board go to Executive session.

#### **Synopsis of Executive Meeting**

The Board discussed placing liens on properties delinquent in regular or special assessments and agreed to do so.

The Board heard an appeal from a property owner who had received notice of a violation and will ask for legal advice and then get back to the property owner.