

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

BOARD OF TRUSTEES MEETING MINUTES

April 25, 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 6:31 pm by Mike McDonough
2. **Agenda for the April 25, 2006** meeting approved. M: Steve Second: Jack Passed
3. **Executive Session:** Association members asked to return at 7:00 pm. Payroll rates discussed as well as a letter from A. Morran
4. **Board meeting with members present started at 7:05 pm**
Members present: Melanie Redman, Nat Edmands, Lillian Henry, Zane Tobin, Giana Edberg, Nancy & John Killian, Keith & Nancy Judson, Nicole Barde, Sandy Tyson, Norma & Joe Coppick, Bob Kershaw, Jack Kennedy, James Hubbard, Maggie Hohn, Bill & Shelley Hansen, Mike McDonough & Steve Dragovich
5. **Public Comments:** Zane Tobin (Lot 293) presented reasons why a slab had been poured in the easement on his lot. He was advised to submit a written request to the Board at the next meeting asking for a variance. The Board advised him to consult the CC&R's to write his letter, give another set to his contractor and informed all that the Fine Schedule would be enforced. Sandy Tyson represented VRWPA and asked for a waiver of the special assessment fees as VRWPA is non-profit and the lots owned by VRWPA were given to them without funds to pay for these assessments. This issue will be on the May 30th meeting for consideration by the Board. Sandy also spoke to the members about the mountain lion sightings and attacks. Sgt. Chris Parson's distributed literature and explained the Sheriff Department's concerns and policies for shooting in our area.
6. **Commissioner Bob Kershaw** spoke about the possibility of homes being built 1½ miles north of the Highlands and the impact this could have on our area. The Planning Commission is aware of this issue. Bob advised all residents to contact their representatives and express their concerns and feelings.
7. **Minutes from the March 28, 2006** meeting were approved. M: Jack Second: Maggie Passed
8. **Treasurer's Report:**

Checking Acct.:	\$ 4,740.86
Culvert Acct:	\$ 7,493.71
Roads Acct:	\$16,449.56
Savings Acct:	\$73,286.13
CD Checking:	\$19,495.97
Fixed CD's:	<u>\$40,861.02</u>
Total Cash/Savings	\$162,327.25

The Special Assessment billing was \$151,800.00 and Accounts Receivable outstanding is \$135,300.00 to date.

Maggie proposed that we replace the funds in checking for either the total cost of buying and servicing the grader or the cost of purchasing the grader from the CD accounts. The total cost was \$20,201.46. A motion was made to replace only the purchase amount (\$12,900.00) at this time.

9. **Parking issues and concerns at the 10 acre lot:** A motion was made to obtain quotes and then install "No Parking" signs at the 10 acre lot. M: Jack Second: Steve Passed
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Steve Dragovich will look into the cost and ordering of the signs.

10. **Committee Reports:** Bill Hansen, Roads Co-Manager stated that the snow plows are in need of repair now that the season is over. Phase I of the Road Plan is almost complete because he has been able to get 10,000 feet per day grading. He also built a roller to use on the roads for \$40.00 in materials and two days of labor welding. Bill presented five (5) issues of concern to the Board for decision-

1) Widening of the roads-Fire code asks for 20' wide roadways. This means that in some areas trees will have to be removed if they are in the easements and/or drainage area. The Board needs to establish what the policy will be for doing this.

2) Tybo Road-None of the residents on the uphill sections have installed culverts under their driveways and the run-off is rutting the roads. The Board needs to take action if we are going to upgrade Tybo.

3) Musket Road-Heavy equipment has been run over the graded roadway and rutted it again.

4) Rocky Road-Four residents at the end would like to lessen the grade of the road at their expense. The Board advised one owner present that an agreement is to be drawn up for our approval. This agreement is to state that the road will be improved no less than it's present condition and state when all work is completed. Bill Hansen will take grade measurements to be presented in the proposal. A motion was made to accept a quarantine proposal for the homeowner work on Rocky Road.

M: Steve Second: Shelley Passed

5) Culverts-The lots belonging to Jones, Barde and Steiner don't need culverts. The owners of these lots expressed their concerns to Bill in having to wait for culvert bond money refund. Do they have to wait until completion (C of O) for the refund? Mike reiterated what the original intent for the bond was and reaffirmed the fact that many times damage is not really caused until all the materials for a house have been delivered and this sometimes crushes already installed culverts. Money will not be returned until a C of O is issued by the County.

Bill presented a list of equipment and materials that need to be purchased. He was asked to submit a Purchase Order for approval for these items. He reminded the Board that the 1's/10's road split issue has not been resolved and work will not be done on these roads until a Board member has an agreement. Also the water truck belonging to the 1 acre association rate/availability/driver payment issue needs to be tended to and an agreement drawn up. The Fire Department still has not unplugged the culvert on Tybo Road that they filled during the installation of their tank. Bill asked for approval from the Board to commit to continuing to purchase the recycled material that we have been placing on the roads. The Board was happy with the material and wants to continue placing it. Bill was asked to submit a list of all driveways within the 10's that are missing culverts so that the Board can take action.

Architectural Committee Report-Jack presented a list of lots approved in April. Lots 100, 15, 461, 286, 256, and 179 were approved for building.

11. **Annual Meeting Preparation:** None

12. **Board Member Updates:** Shelley informed the other Board members of a training session she and Maggie had attended.

13. **Set next meeting date: May 30, 2006 at 6:30 pm**

14. **Adjourn meeting at 9:45 pm (approximately).**