

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

BOARD OF TRUSTEES MEETING MINUTES

February 28, 2006

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

1. Meeting was called to order at 6:30 pm by Mike McDonough

Sign-in: Maggie Hohn, Nicole Barde, Rita Lumes, Dave Abel, Howard Depew, Keith and Nancy Judson, Paul Johnson, Bill Hansen, Shelley Hansen, Jack Kennedy and Steve Dragovich

2. Review and approval Agenda for February 28, 2005 Meeting.
M: Steve Second: Maggie Passed
3. Public Comments: None
4. Review and approve the January 2006 minutes:
M: Maggie Second: Steve Passed

5. Treasurers Report:
- | | |
|-----------------------|---------------------|
| a. Checking Account | \$11,533.75 |
| b. Culvert Account | \$ 7,492.34 |
| c. Savings Account | \$72,126.45 |
| d. All CD's | <u>\$60,158.11</u> |
| e. Total Cash/Savings | \$151,310.65 |

6. The final notice for homeowner dues will be mailed on March 7th. If the outstanding dues are not collected by April, they will go to the attorney for collection. We have received 4 or 5 prepayments for the assessment amount of \$300.00. The amount unpaid to date in dues is \$10,600.00. Bill Hansen has found a grader for the association to purchase. The amount asked is \$12,900.00. He asked for a vote from the Board to purchase this grader.

M: Steve Second: Jack Passed

7. Jack Kennedy introduced Scott of ABD Insurance Services to review our current policies with the Board. The Board took no action to change any of the policies at this time. It was determined that we needed to look into our Workman's Comprehensive policy as we currently list a "Building and Maintenance" person as an employee and do not have one. We need to add the grader being purchased. There were no gaps in coverage at this time cited. Jack asked that a letter be sent to the HRPOA to verify that we are in compliance at this time. We may want to look into possible exposure at the mailboxes (falling) as no one does any maintenance.
8. Well Project: No one reported back with homeowner insurance policy rates for installing a new well at the Highlands Park. A Motion was made to support the County in installing and maintaining a new well at the Highlands Park.
M: Shelley Second: Maggie Passed

Mike will call Gary Hames and notify him of our vote.

9. Fine Schedule: Congratulations and thanks were given to the Ad Hoc Committee that researched and submitted the Fine Schedule to the Board. This document will go out with the April mailing. A motion was made to adopt the schedule.
M: Jack Second: Steve Passed

10. New Construction Fees: Shelley Hansen rescinded all support for this building fee. She felt that we had asked enough of the Homeowners at this time. Maggie was in support of deleting this fee. Mike and Steve had concerns over the “unknown cost of repairing damage to our roads from building. Jack suggested that perhaps we cap the amount to charge for new building. No motions were made in support of this fee or of tabling it. Motion Dies.

11. Burning Permits: Dave Abel asked that the Board take a stance on the issuing of Burn Permits within the Highlands. He felt the collection area by the Fire Station serviced our residents and the increased fire threat by allowing owners to burn their slash or building piles was too great a risk. Gary Hames is in support of this and is just waiting to hear that both Boards have voted on this issue. A Motion was made to ban the issuing of Burn Permits.

M: Maggie

Second: Shelley

Passed: Yes-3

No-0

Abstain-1

A letter of intent will go to Gary regarding our passing the motion

12. Purchase of Grader: Bill Hansen reported that he had found a 1969 Cat 12E grader in Burney, CA. that is in great shape. It cost about \$900.00 to transport it here. Cashman has quoted approximately \$2,500.00 to send a mechanic to the Highlands to completely service the machine before we start using it. This machine has had two owners only and comes with the service records and manuals. A motion to purchase the grader was made:

M: Maggie

Second: Steve

Passed

13. Road Report: Bill and Steve reported that it's too muddy and wet to go to work. Bill had his baseline estimate for review for the cost of our road work. Basically 2/3 of the assessed fees will go to trucking and material and 1/3 will go to rental, equipment maintenance and wages to do the work. The Road Committee is in process of developing it's data base for the roads and the work to be completed so that it can be passed on to future Boards. Both plows are working at this time but the Dodge needs to go in for plow repair after the snow season. A discussion took place regarding restricting heavy trucks on our roads during the wet months. It was determined that enforcement would be too great a task. Implementing an “impact fee” was suggested and will be an action item at the March meeting. Bill also spoke about the costs of the repairs needed at Bullfrog/Lousetown. Both culverts need to be replaced and will cost approximately \$2,000.00 just for the culvert pipe.

14. Architectural Report: Jack reported that no new plans had been submitted in February for approval. Lot 365 has paid the fees and a letter has been sent to Lot 110 owners for payment.

15. Board Member Updates: Maggie presented the Board with information regarding a new attorney for the association to consider. Our attorney in Las Vegas isn't responding at all to our concerns and questions. Shelley presented the Board with a new cover letter to expedite mailings to homeowners for review.

16. Correspondence: Jim Dakin sent a letter asking that we submit a letter supporting his request for an extension of his building permit as the culverts are washed out at this time and he can't get materials to his site. A letter will be sent to endorse his request. A letter from the Ombudsmen's office was received requesting specified information for an investigation of complaint. Mike will interview the new attorney and seek her advice regarding this matter.

17. Next Meeting: March 28, 2006

18. Adjournment: 8:50 pm