

Highland Ranches Property Owners Association

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

Board of Trustees Meeting Minutes

January 30, 2007

Steve Dragovich - Vice President
Maggie Hohn - Treasurer
Mark Green - Architectural Committee

1. Meeting called to order at 6:30 PM Association members present from sign in sheet: Bill/Shelly Hansen, Bill Bridge, Nicole Barde, Rita Lumos.

Other members were present but did not record their names.

2. Vice President Dragovich asked if there were any volunteers to fill the two vacant board positions. There were no volunteers,

3. In the absence of a secretary Shelly Hansen volunteered to record the minutes.

4. VP Dragovich asked for a motion to approve the agenda. Before approval, a request was made to add a speaker from the VRWPA. The agenda item was added. Treasurer Hohn asked why an item left over from the October agenda did not appear on the current one. When asked what item that was, she cited "removal of Treasurer". An exchange of words followed with Treasurer Hohn demanding a certified fraud audit of all Association records by a CPA personally retained and paid for by Dragovich. Further discussion elicited the amount of \$184,000.00 being allocated to the road budget with some additional funds left over from prior year being also available for road work. Treasurer Hohn left the meeting.

5. A property owner asked VP Dragovich why he was on the Board when his wife, not he, was not the legal owner of their lot. Another property owner responded that Nevada is a community property state.

A third property owner asked the remaining board members about the "removal" item. Mr. Green responded that the October agenda should not have used the word removal.

6. Since no further business could be conducted with only two board members left, Angela Morran volunteered to serve only until the June 2007 elections. She asked other attendees to please step up and volunteer for the same amount of time so the Association could get on with the work it was charged to do. Bill Bridge volunteered.

7. A motion was made to accept the two volunteers and passed.

8. A property owner felt that a continued discussion of the agenda item to remove a board member should continue. Morran stated that all the discussion in the world would not resolve the issue and that it would only serve to prevent the board from moving ahead with the business at hand. The sitting and volunteer board all agreed that the entire situation was handled badly and that poor use of words led to implications that were not intended.

9. The board moved to assign positions to the new volunteers. The offices of Secretary and President need to be filled. Morran stated that it would not be wise to fill the position of president with a new volunteer member. VP Dragovich agreed to step in to the Presidents chair. Morran would be Secretary and Bridge Vice President. Green would remain as Architectural. The four members agreed that Hohn should retain the title and position of Treasurer.

At this point the meeting returned to following the agenda.

Approve minutes from previous meeting.

No minutes were presented for approval.

Comments by Association members.

A member requested an update on what the board had accomplished on culvert violations. The road committee has given the board duplicate pictures showing culvert problems on 24 properties. One picture, along with a letter will be mailed to the property owners once the correct mailing address is gotten from Treasurer Hohn. The letter will ask the property owner to repair the problem within six months. The letter will also state that if the repairs are not done, the board will have to take action to complete the repairs and bill the owner. The letter will also contain the phone number of President Dragovich and road manager Hansen so that owner may seek advice. The same member also asked for an update on what the board had done about the CCR violations. Eight letters had been sent out in June of 2006. Green responded that the board sitting at that time had determined that the process used in the sending out of the letters was incorrect so no further action had been taken. The property owner demanded that the issue of violations be looked at again. The board has copies of six of the letters. VP Bridge offered to go look at the six properties and report to the Board if he believes violations exist. The Board will meet in Executive Session and if a majority agree

that there is a violation the property owner will be contacted. The same member asked the Board why her letter of December 6, 2006 in which she demanded a written response to her questions had not been addressed. Dragovich replied that many of the questions were being addressed at this meeting. The property owner still asked for a written response. Morran volunteered to write the letter but would e-mail it to all board member for approval before sending it out.

VRWPA

Sandy Tyson, Secretary of the VRWPA, presented a letter to the Board requesting a waiver of Special Assessment charges for the two lots that had been donated to them . Iris Cambell explained what projects VRWPA was currently involved in and why their funds were so limited. Morran pointed out that the budget already included a donation of \$675.00 to them which would cover their normal assessment and part of their special assessment. Morran also pointed out that in the past there had been a objection from a property member to the donation. Dragovich moved and Morran seconded a motion to donate an additional \$325.00 to the VRWPA if after consulting with the Association attorney that it was legal. All agreed.

Committee Reports

Roads

Bill Hansen reported that we have had to do almost no plowing of snow so far. The 2007 reserve fund calls for the purchase of a new plow. He suggests that we buy a ton or ton and a half flat bed instead. He is looking into it and will give the Board some suggestions. The road grader is up and running and some grading on roads that are not iced up is being done. He reported that in 2006 \$200,002.00 were spent on roads with about \$30,000.00 going to toward repairing the flood damage of 12/31/05 and 01/01/06. In 2006 all inhabited roads were brought to par with each other with 20% more rock laid than was budgeted for. In 2007 all the uninhabited roads will be brought up to standard staying within the \$202,000.00 budgeted. In 2008 the plan is to redo the roads done in 2006. A property owner asked that 1/4 mile of road where Combination and Castlepeak split be graded because there is a hollow spot. Morran moved to accept the road report and budget. Motion was seconded and approved.

Architectural

Mark Green reported that plans were approved for a house on lot 423. Hohn has the checks. A garage was approved for lot 101. No fees are needed for a garage addition. Morran moved to accept the architectural report. Motion was seconded and approved.

Parks

No report.

Other

The Association must have a reserve study done this year. It must be done by a professional. Bill Hansen reminded us to include gravel and equipment in the study.

Treasurer's Report

The Board had copies of the report . No action was taken. The budget was approved de facto since no negative votes by members were given.

President's Report

Dragovich reported that he was contacted by Blake Smith of Sommerset properties. They are developing 8,000 acres about 6 1/2 miles from TRW. It will be residential and commercial. Access will be from the Industrial Park. Water will be transported in. They will be holding a townhall meeting in the Highlands at some point. Dragovich also read a letter from John Killian tendering his resignation due to his business growing at such a fast rate that he no longer has the time to devote to HRPOA duties.

Board Member Updates

None but Shelly Hansen reported that she had received a call from Attorney M. Gunderson's office re: an old case and he needs direction on how we want to proceed. Dragovich will call him to get the information. An agenda item for the next meeting will allow discussion.

Set Next Meeting

February 27, 2007

Adjournment

8:32 PM

Attached to file minutes:

VRWPA letter

Letter from Association Member

Treasure's Report and e-mail correspondence

Agenda

