

Highland Ranches Property Owners Association

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

BOARD OF TRUSTEES MEETING MINUTES

August 29, 2006

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

1. Meeting called to order at 6:32 pm.

2. Vote to approve agenda for 8/29/06

M: Maggie Second: Steve Vote: Passed

Association members present: Steve Dragovich, Shelley Hansen, Rita Lumos, Maggie Hohn, Werner Hohn, John Kilian, Nancy Kilian, Bill Bridge, Nicole Barde, Mark Green, Kristin Depew, Norma Coppick, John Schmoker.

2a. Deputy Mendoza, Storey County Sheriff's Office announced that starting 9/20/06 at 6:30 pm to 8:45 pm there will be a series of meetings to explain how the sheriff's office works. Meetings will take place at the fire station community room. Storey County residents are invited and back ground checks will be conducted on all participants. The meetings will be conducted over the next 11 weeks.

3. Approved Minutes from July 25, 2006

M: Maggie Second: Steve Vote: Passed

Maggie submitted several corrections, the corrections were approved and the final copy of the corrected minutes are available on the HRPOA web site.

M: Mark Second: Maggie Vote: Passed

4. Comments by Association Members: Werner Hohn asked what will be done about enforcing the CC&R's. Mark Green replied that board members should and will consider all complaints that are received. Nicole Barde asked more specifically how the CC&R's will be enforced. She wanted a definition of how the board will respond to and judge complaints. Steve Dragovich said that if a complaint is received the board will review the complaint and act accordingly. Mark Green said that perhaps the board should look into the possibility of having a professional property management firm administer the CC&R's. John Kilian said that the CC&R's as they are written are not always as clear as black and white. Often times they must be interpreted to determine whether a violation has occurred. John said that he is committed to reviewing any complaints received and working together with the whole board to enforce the CC&R's. John believes that the

board needs to discuss each complaint received and form a consensus among board members. Mark Green agreed with John and pledged to enforce the CC&R's. There was much discussion regarding the complaints and procedure to follow up on the complaints. Steve and John reminded all present that serving on the board is a voluntary position and we are under time constraints. Nancy Kilian invited association members to volunteer their time and get on the board, there is an opening and take a more active role in the association.

5. Road Report: Shelley Hansen reported we still need a water source. She reported that there was no road work done this past month.

5a. Nevada all-state Trail Riders Inc. wanted approval for their ride to pass through existing roads in the Highlands.

M: Maggie Second: John Vote: Passed

6. Architectural Committee Report: Mark Green reported lot 423 and lot 457 were approved for new construction. Lot 264, a barn addition was approved.

7. Treasurers Report:

Checking Acct.:	\$2169.01
Culvert Acct.:	\$ 22,498.94
Roads Acct.:	\$0
Savings Acct.:	\$146,431.02
CD Checking:	\$ 2706.37
Fixed CD Acct.:	\$ 37895.35
Total Cash:	\$211,700.69

Maggie Hohn reported that assessments receivables dating back to 2001 are \$11,785. 33 lots are still outstanding for this year's special assessments and dues. A total of \$10,100 is still owed. The attorney will proceed on collecting the remaining past due amounts. Maggie also reported that she finally has located and obtained all past audited statements. Labor on roads \$440, total road repair for the month \$1132.69.

Vote to approve Treasurers Report:

M: John Second: Mark Vote: Passed

Vote to cash out two CD's and roll the other three CD's, at Maggie's recommendation.

M: Mark Second: John Vote: Passed

8. Board Member Updates:

In response to a ridiculous story or rumor that has been circulating, Steve wanted to clarify that no one person or group of people are being paid, or was paid \$75,000 for road work.

9. Review of Letters from Property Owners: Steve read letters from property owners Sharon Dixon, Ruth Anne Cocour and Nicole Barde and also the resignation letter from Shelley Hansen. Copies of these will be posted on the HRPOA web site.

10. Next Meeting Date: September 26th, 2006

11. Adjournment: 7:58 pm.

