

Highland Ranches Property Owners Association

P.O. Box 1039 Virginia City, Nevada 89440

BOARD OF TRUSTEES MEETING MINUTES

HIGHLAND RANCHES PROPERTY OWNERS ASSOCIATION

October 25, 2005

Note: Not Approved until the November 29,2005 meeting

MIKE MCDONOUGH-PRESIDENT

LOU TASSONE-VICE PRESIDENT

SHARON DIXON-SECRETARY

MAGGIE HOHN-TREASURER

JACK KENNEDY-ARCH COMMITTEE

1. Meeting called to order by Mike McDonough at 6:32 p.m.

Sign-in: Sherry Sampson, Bill and Shelly Hansen, Norma Coppick, Iris Campbell, Angie Morran, Debbie and Mike Fortin, Nancy Russell, Keith and Nancy Judson, Nicole Barde, Nancy and John Kilian, David Abel, Paul Johnson, Bill Immers..

2. Review and approve agenda for October 25, 2005 meeting

M-Jack 2-Sharon U

3. Review and approve minutes from September meeting

M-Jack 2-Sharon U

4. Committee Reports:

Roads: Bill Hansen gave the report from the Road Committee-There were problems with the Ford snowplow truck, the truck was taken to the service station in Virginia City for repairs. A fire started in the truck, it was distinguished The Road Committee discussed purchasing a grader with a wing plow attachment. This would be used during the winter to plow and spring and summer for road repairs. Bill presented the Board with a map of the roads that

needed repair. The map was coded for road repair by priority. The problem seems to be “What level of roads do homeowners want?” Steve Dragovich said when the rain and snow hits it will be trouble. There were several comments from the homeowners concerning roads. One comment was that the neighborhood should learn to be self sufficient and not depend on the Board to do everything to the roads. We all knew that these roads were dirt and four-wheel drive accessible only when we moved here. While the board takes the position that a neighbor should not use heavy equipment on the common roads, some choose to gravel the road directly bordering their property.

Arch Committee: Two sets of plans were submitted to the Arch Committee

Lot 110 for a house and lot 171 for a garage.

5. Presidents letter for the annual mailing. Mike read his letter to the Association. There will be minor changes to include a 21 day notice of possible impact fees and special assessments.
6. Approve monies for signs in the Highlands. The Board voted to pay its portion of the new road signs in the Highlands. There will be 117 signs erected. The Board allocated \$2500.00 to the project. A check will be presented to the Fire Department from our reserve fund for capital improvements. M- Sharon 2nd- Jack U
7. Board Member updates: Sharon has been offered a position with the Nevada State Health Division that requires travel, for this reason she is resigning as secretary of the Board of Trustees. Sharon shared with the Association that it had been a pleasure working with Mike McDonough. Sharon also shared with the Association that she has never seen so many “Whiners” in her life as she had encountered in the Association. The Board decided to rescind the special assessment and the construction impact fees, there was a motion to post the 21 day notice in the annual mailing for the board to announce that they will be voting on the \$300.00 special assessment and the construction impact fee. The decision will be made at the January 31, 2006 meeting. Checks will be returned that have been collected for the construction impact fee. M-Sharon 2nd- Jack
U
8. Review Correspondence: A letter from the Deans asking for gravel on Goldfield was discussed. The Board will consider gravel for Goldfield when it receives some money. The Fongs of Fandango sent a letter and pictures of their road. They fear an accident will happen and wish the road to be graded and graveled. The Board will address these issues and correspond with the Deans and the Fongs.
9. Property Owners Comment: Cynthia from Fandango suggested a professional be brought in to do a roads assessment. Sharon answered her with the qualifications of the Road Committee and the work they had done during the last six months. Patti from Livery Rd had a concern that the crown was gone on her road and that gravel had been pushed to the side of the road. She stated that come winter the dirt would wash away. Zane Tobin wanted to know where the drainage had been done to improve the roads. John answered him that two four foot culverts had been placed at the corner of Bullfrog and North Star. Nancy Russell felt that garbage trucks did more damage than any other

vehicle on our roads. John Cershal asked if the Association could pay the special assessment in four installments, this would be a coupon on a sheet of paper in the annual mailing. Annette Morris asked if there could be fines for heavy equipment using our roads. Paul Johnson said that ATV's were tearing up the roads. He also gave counsel as he had been a member of a board in California. Sherry Sampson asked about the sign on Lousetown about wireless internet. The owner of the sign said that he would abide by the rules and only post signs as he was working on a property. Keith Judson was concerned about the Open House signs pointing to the hilltop home. Iris Campbell asked about the storage containers and is there a limit to as how long they can be on a property. Iris said it was like they just grow out of the ground that there are so many. John Senko had many comments about the roads and how we need to learn to be more self sufficient. Kelly Brownwell had several comments on roads, the audit and how money should be spent. The last comment was concerning the access to the Highlands from a road in Washoe County called Loftis road. Apparently the road is blocked by gates, and the concern is it could not be used for a fire escape if the need should arise. The Board will send a letter to Washoe County asking that the gates remain unlocked incase of an emergency. Washoe County says that this road does not exist on their maps. Though it was seen on the Arial photos.

Next Meeting-November 29, 2005

Meeting adjourned.