

Highland Ranches Property Owners Association

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

BOARD OF TRUSTEES MEETING MINUTES

November 29, 2006

Note: Not approved until the January 31, 2006 meeting

MIKE MCDONOUGH-PRESIDENT

LOU TASSONE-VICE PRESIDENT

MAGGIE HOHN-TREASURER

JACK KENNEDY-ARCH COMMITTEE

1. Meeting called to order at 6:45 P.M. by Mike McDonough.

Sign-in: Shelley Hansen, Angie Morran, Jack Kennedy, Nicole Barde, Jeff Leathley, Keith Judson, Lillian Henry, Steve Dragovich, Mark Green, Thomas Filiatreau, Jim Maushardt.

2. Review, revise and approve agenda for November 29, 2005 meeting.

M-Maggie 2-Jack U

3. Review and approve minutes from October meeting.

Only 2 Board Members eligible to vote. Continued to January 2006 meeting.

4. Review and approve Treasurer's Report for November 2005.

\$14,115.62 in checking, \$34,568.35 in spendable savings, \$59,816.79 in reserve account.

M-Jack 2-Mike U

5. Committee Reports.

Roads: Steve Dragovich reported that there are only 4 snowplow drivers. At least 8 are needed. You volunteer to plow but you do get paid. Call 702-953-6105 to volunteer.

Our Sheriff will check with Bruce in dispatch to see if our repeaters are always on or if we need to call when the plows go out.

Shelley Hansen asked that people not call her home and threaten her with bodily harm or lawsuits. She is a volunteer and does not need to be treated so badly. In the future, rude calls will result in her hanging up. Our Sheriff stated that annoying or threat calls are illegal and criminal.

Mike also received a nasty letter. He reported that Goldfield and Fandango have been graveled.

Arch. Committee: Jack Kennedy reported that Lot 320 revised their roof color from Brown to Charcoal. He approved the change. Lot 116 had their house plans approved and submitted checks for one hundred and twenty five hundred dollars. Lot 155 submitted plans and requested a variance for a non 6/12 pitch. The variance has been posted at the mailbox, on the web site, and certified letters sent out to adjacent lot owners. The due date is December 14, 2005. Motion to accept variance pending no negatives received was made by Jack, seconded by Mike and approved. Lot 155 submitted checks for six hundred and twenty five hundred dollars.

6. Review of HRPOA insurances.

Mike requested Lucini Parrish send copies of policies to Jack. Jack has not received them. Mike gave Jack the contact information and Jack will call them directly and have a report ready for the January 2006 meeting.

7. Revisit items 1,2,3 on Road Committee Recommendations.

This was not an action item. The Board feels that the items are valid and will take them into account when the Road Committee presents their plan in the spring. No further suggestions were made.

8. Check for Road Signs.

\$2500.00 was approved at the October, 2005 meeting. When the bill is received the payment will be sent.

9. CCnR's and By-Law enforcements.

There are problems with color, fencing, and pitch changes after plan approval. This is especially true with new construction rather than with remodel or updates. Mike suggested that the County be asked not to sign off on the C of O until the Arch. Committee certifies that the house matches the approved plans. Jack suggested that the twenty five hundred dollar culvert money not be returned until the plans and house match. Mike asked for a committee to be formed to come up with a fee schedule for violations as the CCnR's require.

Keith Judson volunteered to chair a committee and have a proposal for the February 2006 meeting.

10. Board Member Updates.

Mike announced that Lou Tassone has very regretfully resigned as of November 29, 2005 because he has accepted a full time evening position and will not be able to attend meetings. The Board now needs to appoint 2 new members, one for a 6 month term and one for a year and a half term. Any one interested should contact the Board and explain their qualifications and interest before the January 2006 meeting. Currently all motions will need a 3-0 vote to pass.

Maggie made a motion to increase the bookkeeper stipend from two hundred and fifty per month to three hundred beginning January 2006.

Jack gave a second and the motion passed.

Maggie inquired if anything had been done to have the storage container on Whiskey Flats removed. Mike will contact the Building Department and request that a letter be sent since there is no construction going on and it is against the rules.

11. Home Owner Comments.

Nicole Barde asked if anything was being done to bring the CCnR's and By Laws into congruence. The Board would like to begin discussions on this in the future, when current matters have been completed. Advice from an attorney will be requested.

Shelley Hansen reported that Mr. Filiatreau has requested to be paid for some snow plowing he did in January of 2005. He also needs his equipment repaired as he was promised. Bill Hansen will contact him and try to find out exactly what is needed and get the documentation needed to take care of this matter.

12. Next meeting Date.

January 31, 2006.

13. Meeting Adjournment.

8:02 PM