

Highland Ranches Property Owners Association

P.O. Box 1039 Virginia City, Nevada 89440

BOARD OF TRUSTEES

MIKE MCDONOUGH-PRESIDENT

LOU TASSONE-VICE PRESIDENT/ROAD MANAGER

SHARON DIXON-SECRETARY/TREASURER

ED DIEDERICH & JIM DAKIN-ARCH COMMITTEE

April 26, 2005 MEETING MINUTES

1. Meeting called to order at 6:38 p.m.

Sign-in: Dave Treinen, Christian Meade, Werner and Maggie Hohn, Shelley Hansen, Joe Coppick, Kay Dean, Sherry Sampson, Roger and Trudy Mills, Giana Edberg, Jay Heying, Rich Adkins, Judy Adkins, Sean Kennedy, Greg Adkins, Michelle Adkins, Lydia Hammack, Angela Morran, Sherry O' Mahoney, Pete Thomas and Art Nelson

2. Agenda reviewed and approved.

M-Sharon 2nd –Jim U

3. Minutes reviewed and approved.

M-Ed 2nd –Jim U

4. Treasurers Report reviewed and approved

M-Ed 2nd –Jim U

5. Committee Reports

A. Roads: The road committee met on Sunday. The next road committee meeting will be held at the Hansen's on May 11, 2005. Ed shared with the association that they can now do a mile of road for around \$3,000.00 vs. \$9,000.00. The Committee is in the mode to finish roads. The roads are a matter of process and cannot be completed in one season. It is estimated that it takes two to three seasons to complete a road properly. Time for the base to settle, and then retrieve the base should it be driven off roadway, then another to place the top layer of base. The drainage is a big issue and will be addressed first. Roads will be maintained and repaired on a priority basis as decided by the "Road Committee."

B. Arch Committee: Three sets of plans were submitted in March, one set was approved, Lot 454. Two sets are pending and four additional sets were submitted at the meeting.

6. Bob Kershaw, Storey County Commissioner spoke about the formation of a General Improvement District (GID) to maintain roads and drainages. Bob will speak in depth at the annual meeting in June on GIDs

7. Road Repair and Improvement Agreement with "One Acre Association" It was suggested that we make an agreement with the VCHPOA to rent their equipment and pay an operator. Ed proposed that we agree upon a price for two months until a formal agreement is presented to the HRPOA. The equipment would be rented at \$75.00 an hour payable to the VCHPOA. The operator would be paid directly by HRPOA. John Defrenese would be the operator; he told the Association that "Rome was not built in a day." Roads would need to be built up with material retrieved from culvert maintenance. Then they will assess how much material is needed. All work will be done on a priority basis. The road work would start with culvert replacement and repair, followed by materials spread on roads from culvert repair. This process would result in a huge savings in materials.

8. Request for weed control contribution. Joan Reynolds and Jeanne Gribbin attended the March meeting and requested a three year commitment for weed abatement funding. The suggested contribution was \$4,000.00 a year. The board decided that road work was more important at this time. It was moved that we deny a contribution to the weed abatement program at this time.

M-Ed 2nd-Jim U

9. Mailbox area: It was mentioned that we need to have a mailbox area agreement with the VCH POA for ongoing maintenance and utility costs. Lydia Hammack and Angie Morran, bookkeepers for the Associations were in attendance. Angie reported that the HRPOA had an output of \$332.86 in 2004, while Lydia reported that the VCPOA had paid only \$8.00 a month during the same time period. A 2/3 to 1/3 methodology for a fair share maintenance agreement would be implemented with the VCHPOA. HRPOA would bill the VCHPOA annually using the methodology.

It was agreed that we would initiate a proposal with the VCHPOA

M-Ed 2nd-Jim U

10. Introduction of Sheriff Jim Miller. We were treated to a visit from our new Sheriff, Jim Miller. Sheriff Miller stated that there would be an increased presence of officers in the Highlands. The problems of our area were discussed with him including motorcycles, Quads, etc.

11. Volunteers for Road Closure: Several people volunteered to assist on the annual road closure. Angie Morran, Lydia Hammack, Ed Diederich, Sharon Dixon, Roger and Trudy Mills.

If there are interested parties that would like to volunteer to help, please contact a member of the Board. An instructional meeting will be held May 18, 2005 at the Fire Station for all volunteers.

12. Correspondence: A certified letter was received from Kay and Randy Dean. Due to the long dialog we had about roads Kay's letter had already been answered. Kay stated that she was just doing what the Ombudsman had instructed her to do. We explained that roads would be maintained and repaired on a priority basis decided by the Road Committee.

13. Property Comment:

Sherry O'Mahoney stated that street signs were down on Hamilton, Yellow Jacket and Globe. Another concern she had was the used cars being displayed at the mailbox and across the street from the mailbox area. Mike said he would follow up on it. Ed suggested calling Sheriff Jim Miller about autos and containers on our roadways with possible removal via towing.

Lydia asked if we could add another impact fee and keep the arch fee at \$100.00 as stated in the C.C and R's.

Angie feared that the slash pile east of the fire station might infringe on the roadway.

Shelly thanked the board for repairing and replacing the culvert at North Star and Bullfrog. She suggested placing snow stakes at that corner to protect the new culvert.

14. Next Meeting date: May 31, 2005

Adjournment.