

# Highland Ranches Property Owners Association

P.O. Box 1039 Virginia City, Nevada 89440

BOARD OF TRUSTEES MEETING MINUTES

May 31, 2005 MEETING

**NOTE : APPROVED August 30, 2005**

MIKE MCDONOUGH-PRESIDENT

LOU TASSONE-VICE PRESIDENT/ROAD MANAGER

SHARON DIXON-SECRETARY/TREASURER

ED DIEDERICH & JIM DAKIN-ARCH COMMITTEE

Meeting called to order at 6:45 pm

Sign in: Giana Edberg, Maggie Hohn, Shelley Hansen, Anita and Bill Henderson, Angela and Charlotte Morran, Lydia Hammack, Nicole Frens, Sherry Sampson, Steve Dragovich, Jim and Sherry O'Mahoney, Ken Ketola, Stan and Patti Robertson, John Dufresne.

1. Review and approve agenda for May 31, 2005 meeting. Mike added an item to the agenda under Board Member Updates to include the Annual Meeting.

M-Ed 2nd- Jim U

2. Review and approve minutes from April 26, 2005 meeting. Ed asked that the member not in good standing running for the board to be removed.

M-Ed 2nd-Sharon U

3. Review and approve Treasurer's Report for May 2005.

M-Sharon 2nd-Ed U

4. Road Report- Mike reported in Lou's absence that the Road Committee had met twice since the last board meeting. Shelley Hansen reported that she had spoken to the county and had counted the new residences approved on the meeting minutes from January to March, 11 plans had been approved.

The county projects the population in the Highlands will double in the next five years.

John Dufresne said that the first priority for the roads was drainage, then crowning followed by material.

There is a concern about property owners not placing culverts in their driveways. It was suggested that each person that has not placed a culvert on their driveway would receive a letter with a timeframe for placement. Mike is writing the master letter to be sent out.

Steve Dragovich presented the five ideas the Road Committee had come up with to raise funding to properly repair and maintain roads.

1. Raise dues to \$500.00 for five years that would raise \$750,000.00, this would sunset in five years.
2. A 1% transfer fee on lots
3. Driveway permit/bond to be collected at the time of arch review.
4. A road impact fee of \$1500.00
5. Raise arch fee from \$100 to \$500.

The board discussed the possibility of implementing any of the suggestions by the Road Committee.

A. Driveway, drainage, and culvert motion: This is for existing driveways with drainage issues. The board will send a letter giving the homeowner/property owner 45 days to place or repair culvert and drainage. If the work is not completed within the timeframe the Association designates a licensed outside contractor who will complete work as deemed appropriate by the Board designee. The homeowner/property owner will be charged the actual contractor charge and a \$500.00 penalty fee.

M-Ed 2nd- Sharon U

B. New Construction: A \$2500.00 driveway fund/bond will be payable to the Association at time of arch review. This bond is to insure that the driveways will be constructed in compliance with the HRPOA standards as to not cause damage to the roads. If the driveway is constructed to HRPOA standards the \$2500.00 fee will be refunded. This money would be placed in a road fund to be used for road repairs and refunds. This would take effect July 1, 2005

M-Ed                      2nd-Sharon                      U

C. New impact fee for new construction and additions of 200 square feet and over. This fee would go directly to road repairs and maintenance. Any plans that need approval would be subject to a one dollar a square foot charge based on total square footage. This fee would be implemented July 1, 2005. All monies collected would go into a special road account to be used exclusively on road repairs and maintenance.

M-Ed                      2nd- Sharon                      U

D. The Board is referring this to you for a vote. A special assessment of \$300.00 for three years that would sunset at the end of that period. This issue would be revisited at the end of three years. The assessment would be payable with annual dues with a cutoff date of March 1. The Board is asking for authority to institute this special assessment from January 2006 to January 2009. At the end of the three year period the assessment would be revisited.

M-Sharon                      2nd-Jim                      U

#### 5. Arch Reviews:

Lots 301, 158, 38, 254, 18, and 9 were approved for new house construction. Lot 258 was withdrawn and lot 494 was approved for a garage.

#### 6. Board Member Updates:

Mike talked about the candidate forum that was held on May 14, 2005. The candidates Roger Mills, Jack Kennedy and Sharon Dixon were in attendance, Howard Stephan did not attend. There were nine people in the audience to ask questions of the candidates.

Mike sent a letter to Sheriff Jim Miller to let him know about the "for sale" vehicles parked near the mailboxes. Mike asked that the sheriff take whatever action he felt necessary.

The trailer on Tybo was discussed. The owner assured Mike that the trailer would be moved as soon as his driveway was cut. The owner stated that he was waiting for the excavation to take place.

Mike and Ed will meet on Thursday, June 2, 2005 to coordinate the June 4, annual meeting.

Sherri Beckerman and Linda Armour from the VCH POA will volunteer to count votes at the annual meeting. Lydia Hammack will coordinate.

Sherry Sampson asked for food donations for the meeting.

Mike will bring a cooler and ice, Ed will provide the water, others will bring food items.

The next meeting will be June 28, 2005

Meeting adjourned at 9:15 pm