

HIGHLAND RANCHES PROPERTY OWNERS ASSOCIATION

P.O. Box 1039 Virginia City, NV 89440

Board of Trustees Meeting Minutes

July 26, 2005 Meeting

Note : Approved August 30, 2005

Mike Mc Donough-President

Lou Tassone-Vice President/Road Manager

Sharon Dixon-Secretary/Treasurer

Jack Kennedy-Arch Committee

Meeting called to order at 6:44 pm

Sign-In: Maggie and Werner Hohn, Shelley Hansen, Angie Morran, Nicole Barde, Sherry Sampson, Nicole Frens, Mark Green, David Abel and Jim O'Mahony.

1. Review and approve July 26, 2005 agenda.
M-Sharon 2nd-Jack U
2. Review and approve May 31, 2005 minutes
M-Mike 2nd-Sharon Jack Kennedy voted against the motion
3. Review and approve June 28, 2005 minutes
M-Jack 2nd-Sharon U
4. Review and approve Treasurers Report
M-Sharon 2nd-Jack U

Angie Morran the bookkeeper for the VRPOA informed the board that there was approximately \$32,000 dollars left for road repair and maintenance. It is estimated that the remaining monies will sustain two months more of road work.

5. Appoint a member to the board to replace Ed Diederich's vacated position.
Roger Mills was the next in line following the general election, Roger declined the Board position. Maggie Hohn volunteered to serve on the Board of Trustees. Sharon motioned that Maggie Hohn should be appointed to the board.
M-Sharon 2nd-Jack U

Board of Trustees assignments:

Mike McDonough-President

Lou Tassone-Vice President/Road Manager

Sharon Dixon-Secretary

Maggie Hohn-Treasurer

Jack Kennedy-Arch Committee

It was suggested that Jack have an assistant or a arch committee member(s) to review plans.

Angie Morran volunteered to be on the committee.

6. Road Maintenance and Road Committee-Johnny reported that the ten acre association is renting the backhoe and the jack hammer to the one acre association to offset the cost of renting the grader from the ones.
Cartwright Road had some shoulder work performed on it. The two boards will split the cost of the repairs 60/40. Johnny explained that the first 7/8's mile on Cartwright is the county's responsibility and that they will help us repair it.
Johnny also reported replacing several culverts. A possible grant was discussed to maintain the roads. Shelley reported that a gentleman from the forty acre area was again

hauling boulders to sell across our roads. Mike asked Shelley to please get the license number so that we could call the sheriff.

7. Road Committee Terms and members.

Mike explained his vision of what the road committee should be. Mike suggested that three existing members should consider serving a two year term and that two serve a one year term so that the membership is staggered and always consistent. The board member that serves as Road Manager would be a resource but not have the power of a vote on the committee.

M-Sharon 2nd- Jack U

8. Board Member Updates:

Mike drafted a letter to the owner of the tractor trailer parked for seven months on the shoulder of Lousetown Road and Barrel Springs. It was decided that the owner would receive a letter with a ten day window to remove it or the board would report it the sheriff as a nuisance.

9. Correspondence:

Shelley Hansen sent a letter concerning the June 28 meeting concerning the May minutes not being approved. Please see attachment

Nicole Barde sent two letters, one to Jack for advice on what she considered omissions to the June 28, 2005 minutes. Sharon answered Nicole's questions and instructed Ms. Barde to inform the Secretary should she have a problem and not go to Mr. Kennedy for advice concerning the minutes.

Nicole also sent a certified letter to the board in her attempt to involve the Ombudsman concerning the construction impact fees. There was a correction to the letter where Ms. Barde stated that the May decisions had been tabled. The fact is they had not been tabled nor had there been any mention of tabling the motions. Please see attachment.

The Glynn's sent a letter concerning signs posted on bare land that were of a construction nature but too large in size. The CC and Rs were referred to and a letter will be sent to the construction company to remove the signs. The board received several calls from concerned neighbors about the signs.

10. Property Owner Comment:

Angie Morran asked that we post the impact fees on the website as a notice to perspective owners and title companies. She said we should pick a day 90 days from posting on the website as a deadline for the impact fees. Unfortunately the fact that the board did not approve the minutes from the May meeting is affecting closure of properties as the title companies need copies of the minutes for three months prior.

Jack felt there had been inadequate posting-Sharon explained that the Road Maintenance issue had been on the agenda for over a year and all in attendance knew exactly what that meant.

Dave Abel wanted to know when the fees took effect.

Nicole Barde wanted to know how we came up with a \$1.00 fee per square foot. Mike explained the method and how we came up with that amount. The ones have a .60 cent per square foot and we felt that one dollar was fair because we have approximately 500 lots and they have over a thousand.

Shelley voiced her frustration to many mentions of legality, senate bills and fair and equitable at the meeting. "We are all neighbors here and there is no place for this kind of talk" Shelley made it very clear that she was tired of the lawsuit attitude that has permeated our meeting the last couple months. It is bothersome when the new people only show up to vent their anger. The world shows up at these meetings only if they are mad about something the rest of the time it is the same regulars who work hard all year.

Next meeting date: August 30, 2005

Adjourn.

July 05 Attachments : link is below the box with all the minutes for 2005.

Shelly Hanson's Letter

Nicole Barde's Letter