

Highland Ranches Property Owners Association

P.O. Box 1039 Virginia City, Nevada 89440

BOARD OF TRUSTEES MEETING MINUTES

AUGUST 31, 2005

MIKE MCDONOUGH-PRESIDENT

LOU TASSONE-VICE PRESIDENT/ROAD MANAGER

SHARON DIXON-SECRETARY

MAGGIE HOHN-TREASURER

JACK KENNEDY-ARCH COMMITTEE

1. Meeting called to order by Mike McDonough at 6:39 p.m.
2. Sign-in: Werner Hohn, Nicole Barde, Ron Wilson, Dabe Abel, Iris Campbell, Shelley and Bill Hansen, Norma Coppick, Sherry and Jim O'Mahony, Lillian Henry, Nancy Russell, Keith and Mary Osgood, Tom Hitz, Annita Lilly, Richard Underwood, Jesse Whiteser, Dave Montana, Patti Robertson, Stan Robertson
2. Review and approve agenda for August 31, 2005 meeting
M-Sharon 2-Lou U
3. Review and approve minutes from May 31, 2005 meeting
M-Maggie 2-Sharon Lou abstained, Jack voted No, Mike voted Yes
- 3A. Review and approve minutes from July 26, 2005 meeting
M-Jack 2-Lou U
4. Review and approve Treasurer's Report
M-Lou 2-Jack U

5. Road Committee Report- 60/40 split with the one acre association for the shoulder work on Cartwright Road. Dave Abel reported that the commissioners had received legal advice from an attorney concerning Storey County's responsibility for Cartwright Rd. The commissioners said that they do not have to take care of Cartwright Rd. Shelley had questions concerning hours turned in by the road workers for repairs to the ten acre roads. Next Road Committee Meeting-September 8, 2005 at Shelley Hansen's house.

Lou Tassone was asked to send a letter to the County Commissioners concerning Cartwright Rd.

Road Signs-The Fire Departments are getting lost on our roads as road signs are down or turned around. We are required to have visible signs for emergencies. John Senko thought that our roads were dedicated as alternate routes in case of emergency. He suggested that we contact Nevada Department of Transportation about new signs.

5A. Arch Committee Report-Three lots were approved, lot 73-existing house-correction approved. Lot 319 resubmission-corrections approved. Lot 183-plans approved according to Jack Kennedy. Maggie Hohn suggested that the Arch Committee meet on a separate night at the Fire Station to approve submitted plans. John Senko's plans have been misplaced, Jack Kennedy had the plans for approval.

6. Board Member updates-letters sent to people that have not put in culverts, a letter has been sent about the tractor trailer on Lousetown Rd. Jack Kennedy was asked for his son's address so we could send him a letter about the signs posted for his business on three possibly four lots in the Highlands. Jack said we would have to call the phone number to get the address as he did not know it.

Jack made a motion that all homes pay a \$ 0.10 per square foot of living space in lieu of impact fee for new construction.

M-Jack 2-none Motion Dies

Mike motioned that an amendment be made to the May decision of new construction impact fee, he proposed that the resolution be revisited in June 2006 by the existing board.

M-Maggie 2nd-Sharon 2 nays Mike=yes

7. Property Owners Comment-Mike asked that the property owners say name before their comment. Jim O'Mahony asked the board to implement the \$300.00 a year special assessment now. Nicole Barde suggested that we announce the assessment on the agenda and motion for it in the September meeting.

Nicole Barde asked if cost per mile and other studies had been done for the impact fees.

Nicole also asked that the monies collected by put in an escrow account until the fees have been examined by the state Ombudsman office. Sharon and Maggie addressed the issue, the monies will be put in a special account, not an escrow account. It will be held until the issue is resolved. No interest will be paid on collected monies.

The Road Committee has worked for over a year on studies with the board and independently. The Road committee is made up of construction professionals who have a great collective knowledge of roads and construction costs.

Keith Judson gave a report on reasonable basis for capital expenditures. The reserves cannot be used for snow removal or mailings.

Tom Hitz lost three months and cost him approx. \$10,000. He was refunded his check for new construction impact fee. His plans were rejected because the house did not have a 6/12 pitch on the roof. He suggested the association get an answering machine as the only member he could reach was Sharon Dixon. Tom submitted a letter to the association and hand delivered it to Sharon.

Joan Reynolds sent a letter about some trees that had been trimmed without her permission. The trees were planted across the road from her to block lights. The road crew was in attendance and explained that the trees like many others in the neighborhood had to be trimmed to move equipment and materials into the area to maintain the roads. The trees were also planted in the drainage for the road, due to the placement they had diverted drain water in the wrong direction. According to the crew they were planted too close to the road and a hindrance to completion of the maintenance work. Mike will reply to Ms. Reynolds.

There were several complaints about the tractor trailer on Lousetown Rd.

Kelly and Gary Brownwell, were concerned that road work was done on a street with no residents.

There were questions about a barn that has not complied with the CC&Rs that the barn was approved under. The board was asked if they could hold up further building permits if the building is not brought into compliance?

Werner Hohn spoke about uniting to speak to the county about the rising tax burden in the Highlands.

Next Meeting-September 27, 2005

Meeting Adjourned