

Highland Ranches Property Owners Association

P.O. Box 1039 Virginia City, Nevada 89440

BOARD OF TRUSTEES MEETING MINUTES

September 27, 2005

Note: Approved at the October 25, 2005 meeting

MIKE MCDONOUGH-PRESIDENT

LOU TASSONE-VICE PRESIDENT

SHARON DIXON-SECRETARY

MAGGIE HOHN-TREASURER

JACK KENNEDY-ARCH COMMITTEE

1. Meeting called to order by Mike McDonough at 6:35 p.m.
2. Sign-in: Werner Hohn, , Shelley and Bill Hansen, Jim O'Mahony, Lillian Henry, Mary Osgood, Tom Hitz, Mark Green, Susan Mears, Sherry Sampson, Jesse and Diana Whitebear, John and Nancy Kline and Sean Kennedy
2. Review and approve agenda for September meeting
M-Sharon 2-Jack U
3. Review and approve minutes from August 31, 2005 meeting
M-Sharon 2-Maggie U
4. Review and approve Treasurer's Report
M-Sharon 2-Jack U
5. Road –Shelley Hansen presented a letter from the Road Committee with recommendations. The first three recommendations will be addressed at the October meeting. Item four had six recommendations for snow and developing a database with emergency information of available equipment in the Highlands to aid in snow removal in the event of another "monster" snow storm. There was an item about setting wages to deal with the snow removal.

Jack motioned that the board accept all six items under recommendation four.

M-Jack 2nd-Maggie U

It was decided that Steve Dragovich and Bill Hansen serve as co-road managers. The idea was well accepted.

M-Jack 2nd –Maggie U

5A. Arch Committee Report-Three lots were approved, lot 198-garage approved. Lot 319 plans approved. Lot 322-colors approved. Angie Morran asked about fee collection and who should do it. The Arch committee will collect three checks, \$100.arch fee, a check for the \$1.00 a square foot impact fee and the collection of the \$2,500.00 refundable bond for driveways and culverts. Mark Green volunteered to serve on the Arch committee.

6. Joe Curtis came to speak on the availability of grants for private associations. Joe had ideas about grants for Fire Safe Highlands. There could be monies for signage within the current grant. Joe also mentioned USDA grants for rural areas.

7. Alana Woody spoke to us about the petroglyphs. There is another five years of work to be done to preserve the rock art. There are teams working on the petroglyphs now for the next couple weeks.

8. Budget approval -2006 budget will be posted on the website- to be ratified on January 31, 2006

M-Jack 2nd- Maggie U

9. Arch Committee:To have their own meeting for plans to be turned in and returned the next month. Maggie asked that they meet the third Tuesday night. That could not work for Jack Kennedy so it was decided that they would meet one hour before our monthly meeting to accept plans and return plans.

10. Ways to enforce the CC and Rs. Sean Kennedy suggested that the approval be tied to the driveway bond for final review. We will revisit a sign off sheet.

11. The Board approved a special assessment of \$300.00 in addition to the \$200.00 a year dues collectible at the same time (by January 2, 2006). The special assessment would sunset in three years.

M-Sharon 2nd-Maggie U

12. Board Member Updates-Mike talked about the tractor trailer on Lousetown Road. Mr Schmoker has contacted a truck to move the container. The sheriff will post the trailer for removal within a certain timeframe or it will be moved and charged to the owner.

Jack asked to review the insurance policies, if they are available we will review at the Oct meeting.

Mike is preparing a letter about dues and fees to be posted on the website explaining the position of the board. A letter was drafted to answer the complaint about the removal of tree limbs along the roadways.

Property Owners Comment: Mary Osgood wanted to revisit billing that occurred on the roads.

Next meeting date: October 25, 2005

Meeting Adjourned.
