

Highland Ranches Property Owners Association
P. O. Box 1039, Virginia City, Nevada 89440

BOARD OF TRUSTEES MEETING MINUTES

March 28, 2006

Mike McDonough-President
Shelley Hansen-Secretary
Maggie Hohn-Treasurer
Steve Dragovich-Road Manager
Jack Kennedy-Architectural Committee

All Board Committee Members present

1. Meeting called to order at 6:30 pm by Mike McDonough

Association members present: Shelley Hansen, Maggie Hohn, Rich Adkins, Nicole Barde, Steve Dragovich, Bill Hansen, Angie Morran, Giana Edberg, Jack Kennedy, Mike McDonough, Lillian Henry and John Schmoker

2. Approve March 28th, 2006 Agenda:

Motion: Steve Second: Maggie Passed

3. Comments from the public: Rich Adkins commented on the condition of Panamint Road and the overall poor condition of the 10 acre roads. The Board brought Mr. Adkins up to speed on our road plan for the next three years as he had not been to a meeting in some time.

4. Approve Minutes from the February 28th Board meeting:

Motion: Maggie Second: Jack Passed

5. Treasurer's Report:

Checking:	\$ 5,423.56
Culvert Acct:	\$ 7,493.07
Savings:	\$79,294.72
All CD's:	\$57,564.98
Spec. Asses.:	<u>\$ 1,800.00</u>
Total Cash:	\$154,237.82

Maggie reported that there is currently \$6,600.00 in arrears from the Association Dues billing and it will go to collection on April 1, 2006.

Motion to approve Treasurer's Report:

Motion: Steve Second: Jack Passed

6. Parking issues at our yard: All equipment that was parked at our yard has been moved. Letters were sent to the Dean's and Hewitt's regarding the parking of their vehicles on association property. The letters requested "Hold Harmless" letters and a written request to park in that location. No responses have been submitted. The Board agreed that additional signs or actions were not needed at this time.

7. Bond Fees for new construction: Much discussion followed regarding this issue. The association members felt that collecting this fee is another way to punish those building new homes for damage that they might not cause to the roads. It was suggested that perhaps the county could hold the "Final" on a home until we have signed off on the roads. The issue of follow-up and inspection by the association was raised. Who would do this and did we have the people to do this? The Board decided to establish an "Enforcement Arm" of the Architectural Committee and ask for volunteers at the June Annual meeting.

8. Employees or Independent Contractors?: Shelley presented the current IRS definitions regarding this issue. Liability for nonpayment of taxes on the 1099's is the biggest concern. We already carry Worker's Comp. Insurance. Angie Morran presented the additional tax filing issues and costs that would be incurred. Jack did receive the letter requested

from our insurance carrier regarding coverage of the road crew. A motion was made: **“Until further research dictates, we engage qualified personnel as *employees* to implement the three year road plan”**.

Motion: Jack

Second: Steve

Passed

Maggie will set up the payroll accounts for these employees and complete the necessary tax filings.

9. Road Committee Report: Bill Hansen reported that the overall road plan had been review by two civil engineers and they both felt that it was a sound plan. Construction/repair of the roads will be completed by a “Staged Construction” method due to the way our funds are coming in this year. There is no specific “pecking” order for this work other than *improved/unimproved* identification. The road crew is waiting for dry weather to begin this work. The newly purchased grader has been tuned up and is ready for work. Some additional repairs were needed beyond what was originally observed. Bill gave each Board member a copy of the Road Plan and asked that they review it and vote next month on its implementation. Mike is going to contact the seller of the grader to inquire about the two tires and rims he has. It was felt that perhaps he would be willing to “GIVE” us the tires and rims as some of what he stated about the condition of the grader wasn’t really accurate. Mike will report back. Bill had one complaint from a resident on Yellowjacket. The road is so bad that they fear they have burned up their transmission attempting to get in and out. Yellowjacket is one of the roads at the top of the list to upgrade and improve. No other issues or responses have been received regarding the repair of Mr. Filtatreau’s plow at this time. He has apparently accepted our check. Bill had pictures of damage caused by the Fire Department when they installed a storage tank on Tybo. Our culvert is blocked and the resulting water is tearing up the road. Gary Hames has been informed.

10. Architectural Committee Report: Jack stated that he had one (1) partial plan submission and one (1) new plan submission tonight. Lot 158 on Combination had been approved for the siding changes. The culvert fee collected will be researched as to the need for this fee in all circumstances. A report will be given at the next meeting for implementation. It was generally felt that the Road Committee Managers should do the inspection on new construction driveways and determine the need of culverts. Some lots simple don’t need and shouldn’t install culverts.

11. Member Updates: Mike has informed Gary Hames of our vote on the well project and burning permit issues. Mike has received several phone calls complaining about our vote to withhold burning permit issuance. It was agreed that Gayle Kern will be handling all of our legal needs. Her contract will be signed and returned to her office. A previous complaint is now at the Real Estate Division and being reviewed by the Omsbudman. Her fee should not exceed \$2500.00. Mr. Dakin has yet to hear from the county regarding our letter of support sent. He is asking for an extension on his building permit due to the poor condition of Lousetown and Bullfrog roads. Jack asked if we had ever received payment from the properties sold at auction. Maggie will research this and report back.

12. Correspondence: A bill has been received for culvert cleaning from a resident. It was determined that no phone calls had been received regarding this issue prior to the homeowner taking action. Mike will respond to the letter. A letter was received regarding a *homeless man* wondering around. To our knowledge this person has been removed by the Sheriff.

Adjournment at 8:50 pm

Next meeting date will be April 25th, 2006 at 6:30 pm