

Highland Ranches Property Owners Association

P.O. Box 1039, Virginia City, Nevada 89440

Board of Trustees Meeting Minutes

July 31, 2007

Craig Chanslor - President
Bill Bridge - Vice-President
Angie Morran - Secretary
Howard Depew - Vice-President (Architectural)
Steve Dragovich - Vice President (Roads)

1. Meeting **called to order** at 6:34 PM. Association members present from sign in sheet: Three Officers (A. Morran, excused S. Dragovich) No sign in sheet.

2. Motion to amend the **agenda** to add Sharon Dixon as item 4a made by Howard, second by Bill. Approved

2a. Lillian volunteered to take the minutes and Lydia would tape them.

3. Motion to approve June **minutes** by Howard, second by Bill. Approved

4. **COMMENTS**

Bill Henderson asked that the VRWPA be put on the agenda for the next meeting. A property owner asked if the Board had discussed asking the sheriff's office to install stop signs at the corner of Cartwright and Lousetown. Craig replied that it had been discussed at length at the June meeting and since no one on the Board made a motion no action had been taken.

4a. Sharon Dixon spoke about the County's evacuation plan for large animals in the case of an emergency. She has been charged with implementing the plan. 16x16 pens would be sent up on the .99 acre lot where there is water access. Additional areas have been volunteered for overflow. The animals will be kept for not more than 3 days. The owner must get the animal to the evacuation area. The sherrif or the VRWPA will **not** pick up animals. The cost of 40 panels is \$3000.00. The Sheriff's office has \$1000.00. Each HOA is being asked to donate \$1000.00 each. Howard made a motion to donte \$1000.00. Bill gave a second. Passed Sharon also mentioned that a Mounted unit was being formed and anyone who rode and had a horse that would allow a gun to be shot from horseback would be more than welcome to join.

5A. **COMMITTEE REPORTS**

Roads

None (no one available)

5B. **Architectural**

Plans approved for Mike and Debbie Fortner. A \$2500.00 and \$100.00 check have been submitted. Howard will call Lydia with the lot number. Another set of plans would be reviewed after the meeting.

5C. Since two members were not present the Board asked that the **culvert handout** be put on the August agenda. A property owner asked if anyone is actually checking to see if a driveway emptied on to a road. Bill replied that he was. Comments were made about some of the driveway problems in the one acre's.

5D. The Board asked **Computer Purchase** be placed on the August agenda when all 5 members would be present. Lydia did not recommend making the purchase.

6. **TREASURER'S REPORT**

Lydia gave a report of what \$'s had come in and what had been spent. Until the problem of getting our data back in electronic format is solved this is the only reporting available. Checks have been written to the power company, insurance, Storey County for taxes, our attorney, and for payroll taxes. We spent \$2979.59 and took in \$7147.81. We have enough in our checking account to pay bills and our money market savings balance is \$137,923.92. Per the Board's request, Lydia will not start reconstructing our data until we attempt to get our data returned to us one more time via legal means. A property owner wanted to give input into why the records are not being turned over to us but he was told that the Board wanted no excuses. Lydia will take the new signature cards to our bank so all future checks can be signed with two signatures. The insurance check had to go out with one signature so it would get in on time. The payroll taxes were manually done and the extra time involved it reflected in her billing for this month. From now on all bills (such as property taxes and insurance) will be paid in full so as not to accrue finance charges.

7. **PRESIDENT'S REPORT**

7A. **Road closure**

A date will be suggested to the one's, volunteers will be solicited, and a handout from the Sheriff's office will be requested.

7B. **Reserve Study** Angie is meeting with the company on August 4. The other members of the Board will 2 by 2 stop by to meet the gentleman.

7C. **Association Records** Covered under Treasurer's report. Instruct the Attorney to proceed with the next foreclosure step to the 4 property owners who have not paid their dues.

8. **Board Member Updates** Bill has sent out by certified mail follow up notices to three owners who have not responded to first notices of violations. He will give Lydia his receipts for reimbursement.

9. **Correspondence**

The Nevada Trail Riders have asked permission to ride through the Highlands on Sept. 15. This is their 100 mile endurance race which has been going on for many years. They have insurance. An ok was given and Angie will call them when she gets back.

10. **Next meeting** August 28, 2007

11. **Adjournment**
Howard moved and Craig seconded to adjourn at 7:40.