

HIGHLAND RANCH HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

FEBRUARY 18, 2010

Membership Comments, Public Comments/Non-action Items.

None.

Call to Order

The meeting was called to order at 6:30 p.m. by President Bob Kemp. Present was Bob Kemp, President; Ric Karau, Vice President; Diane Nielsen, Treasurer and Charles Woodland, Director. Penne Henry, CAM, was also present. Su Kemp, non-member, took the minutes.

Non-agenda Item

Mari Jo Betterley, Better Reserve Consultants, appeared before the board to discuss her company. She is a reserve specialist. Her company is located in Fallon, Nevada and they offer a much higher level of customer service. They do not advertise; strictly word of mouth. Their slogan is "Earn Your Business."

Before she submits a preliminary report, Ms. Betterley conducts an onsite visit of the property, talks to board members, and then submits a preliminary study with unlimited changes. The board has received her preliminary reserve study and Bob will place it on the agenda for next month's meeting. She also recommended to Bob that he hires her to do updates rather than Ken. She charges a negotiable \$450, which includes onsite visit, changes, and works with a somewhat negotiable 2.5% inflation rate.

Minutes

The minutes of January 21, 2010 were reviewed for approval. Ric motioned to approve minutes with corrections, seconded by Diane, all in favor.

Treasurer's Report

Diane had nothing new to report. Figures are not true due to the audit which is to be completed on February 19, 2010.

Bob motioned to approve the financial statements as recorded, Ric seconded, all in favor.

Manager's Report

Penne had nothing new to report. There are sixty empty homes as of this morning, February 18, 2010. Notice of default and sales remains in limbo.

Board Items

A. Old Business

1. Update regarding the Klondike extension is still a work in progress at Gayle Kern's office, and will remain on the HRHOA agenda.
2. Justin Moore, Mike Moore's son, appeared before the board regarding an update on the new maintenance building. Justin is an LSI, Land Surveyor Intern, and affirmed that he is not an architect or a structural engineer. He submitted a proposal under owner/builder, including preliminary drawings for the add-on to existing garage. The roofing plans will need a structural stamp, which Nevada Roofing offers at \$300. The preliminary grading sheet will need Justin's stamp. Roger to go through Nevada Roofing. Penne will have our Design Committee review the plans and approve with their stamp. Plans are good for 90 days depending on permit. The building must be completed within one year.

Ric motioned to retain Justin Moore as owner/builder for the new garage add-on. Charles seconded, all in favor.

3. Bob talked with TOPS regarding new computer for Penne, and his concern with it's compatibility with Windows 7. TOPS assured its compatibility. Bob will purchase new tower unit only. This issue can now be removed from the agenda.

B. New Business

1. The Klondike Pedestrian Access Sheet (Sun Valley Blvd. to 5th Street) is basically an informational sheet. The access is currently a work in progress.
2. The 2009 audit began February 15, 2010 and will complete on February 19, 2010.
3. The board reviewed the new paint pallet book for HRHOA and all members liked it. Any colors now chosen by owners are guaranteed to be pre-approved. Charles motioned to approve the paint pallet book, Diane seconded, all in favor.

Executive Issues

Ric submitted a written resignation notice. The effective date is tentatively set for March 1, 2010.

Non-Action Items

None.

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With no further issues to discuss, Charles motioned to adjourn the meeting. Ric seconded, all in favor. Meeting was adjourned at 7:45 p.m.

A handwritten signature in black ink, appearing to read "Charles S. Woodland". The signature is cursive and somewhat stylized, with a large loop at the end.

Charles S. Woodland
Secretary

By Su Kemp