

HIGHLAND RANCH HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

JANUARY 21, 2010

Membership Comments, Public Comments/Non-action Items.

Linda Woodland, Charles' wife, attended meeting to announce that the Sun Valley Citizen's Advisory Board (C.A.B.) will be meeting every other month (every other second Saturday) at 9:00 a.m. Linda is also the secretary-treasurer for the C.A.B. She also reported that the Sun Valley General Improvement District (S.V.G.I.D.) is taking over the parks and the Sun Valley pool.

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.

Minutes

The minutes of November 19, 2009 came up for approval. Ric motioned to approve minutes with corrections, seconded by Diane, all in favor.

Treasurer's Report

Diane reported that we have two CDs due to mature; one is due in March for \$6,000.00 and one in April for \$50,000.00. We currently have \$336,555.92 in our checking account. The amount of \$90,000.00 will go back into the reserve.

The insurance expenditure shown on the Income Statement is high because we always pay for the entire year in January.

The amount for certified mail is way down, less than 50%.

Ric motioned to approve the financial statements as written. Charles seconded, all in favor.

Manager's Report

Penne reported that there wasn't much to report. Foreclosures are selling very fast. Four foreclosures are rentals. HRHOA is at 3% for foreclosures.

Board Items

A. Old Business

1. Letter from Gayle Kern to Dave Davis at Jones Vargas regarding the Klondike extension was discussed. Ms. Kern is continuing to pursue this issue and should have an update next month. Bob requested to keep this issue on the agenda.
2. Split rail fencing along Highland Ranch Parkway adjacent to Da Vinci Ct. will be our next landscaping project.

B. New Business

1. The contract for 2010 insurance coverage has already been paid. Changing to C.A.I. should be discussed in November. However, it was noted that C.A.I. is too expensive and should consider not going with them. Bob requested putting this issue on the November's agenda.
2. There are 94 owners that have not picked up their stain. Owners will not be fined for not picking up their stain. Bob wants to leave this as a compliance issue. Ric motioned to change the verbage of the last stain letter to exclude the \$50 fine. Diane seconded, all in favor.
3. Roger Siecker submitted drawings of his own garage as a plan for a 20'x40' garage extension at Highland Ranch office. Bob is to draw up the plans. Washoe County may need structural stamp. Ric suggested filing with the county with no electrical. Bob wants to keep this issue on the agenda.
4. Regarding the purchase of a new computer for Penne. Bob is concerned about Windows 7 issues and will talk to a TOPS representative. Charles motioned to limit the purchase amount to \$1,000.00. Anything over that would need approval from the Board. Diane seconded, all in favor.

Executive Issues

Roger Siecker's review came up for discussion; the Executive Board recommended a 50¢/hr. increase. Bob motioned to increase Roger's pay by 50¢/hr. retroactive to Roger's hire date of December 12th. Diane seconded and all in favor.

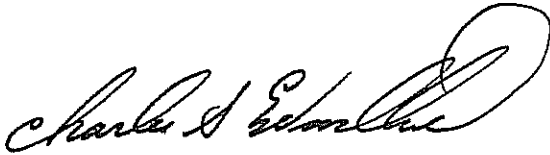
Non-Action Items

The boulders Roger bought are ready, but not yet set.

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Bob attended Bonnie Weber's monthly *Coffee and Conversation with Your Commissioner* on January 16th and discussed the newspaper clipping Diane brought in regarding the Klondike extension. Laurie Adams is to contact Bob for details.

With no further issues to discuss, Charles motioned to adjourn the meeting. Ric seconded and all were in favor. Meeting was adjourned at 7:50 p.m.

A handwritten signature in cursive script, appearing to read "Charles S. Woodland".

Charles S. Woodland
Secretary

By Su Kemp