

HIGHLAND RANCH HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

July 16, 2009

- The Meeting was opened at 6:30 pm by President Bob Kemp.

Members Comments: None

Call to Order: The meeting was called to order with roll call. A quorum was established with the presence of Bob Kemp President, Diane Nielsen Treasurer, Ric Karau Vice president, Mike Moore Secretary. Charles Woodland was excused. Penne Henry, Office Manager, was also present.

Minutes: Were approved except for a spelling correction on a motion by Diane Nielsen, seconded by Ric Karau, and carried unanimously.

Treasurer's Report: It was reported by Diane Nielsen that we 2 checks that are old, one to Rolynda Williams that is over a year old, the second to T-Mobile is 6 months old. The accountant wants to have these amounts moved to another account. We have 2 CD's that are coming due.

Manager's Report: It was noted that delinquents are down to the lowest in a long time. It was also noted that Violations were down from 818 in May to 414 in June.

Old Business: Ric Karau felt the Home Business form still needed some work. It was decided that Ric should work with Penne to finish the form and we would review it next month.

New business: We discussed the 2 CD's that are coming due and a motion by Bob Kemp to let Diane Nielsen Work with Edward Jones to get us the best rate of return on the money from these CD's was seconded by Ric Karau and passed unanimously.

A budget committee needs to be formed with the first meeting to be Aug 4, 2009 at 6pm. remaining budget committee meeting dates will be decided at the first budget meeting. A notice will be put in the next news letter to get as many home owners involved as possible.

It was noted that we are going to need a PTO for the tractor to dig post holes if we are going to put a split rail fence along Klondike. A quote was provided by Penne with all the information. The question was raised as to whether we can get it cheaper someplace else. It was decided that Nevada Power products has always given us a good deal, and we would stay with them. A motion to purchase the PTO was made by Bob Kemp and seconded by Ric Karau and passed unanimously.

Executive Issues: Kathleen is requesting to take a class at \$149.00, and Linda wants to take 2 classes at \$150.00 ea. A motion by Bob Kemp to allow them to take the classes was seconded by Diane Nielsen and passed unanimously.

Bob had talked to Penne about her contract renewal and Penne was happy with the terms of the contract which would give her a 2% pay increase each of the 2 years of the contract. Gayle Kern requested a copy of the minutes for review and will update the contract with the new law changes to the NRS. The contract will tentatively be accepted with the stipulation the changes would be made as required.

Non Action: Legislature update will be Friday if anyone was interested in going.

Perhaps we should put something in the news letter about the increasing home break-ins.

Also we should put something in the news letter about the owner's responsibilities when they rent their homes.

Bob Kemp met with Gayle about the Klondike Extension. Gayle needs to know if we want to continue the suit against Life Style Homes. Will be put on next agenda.

There has been some interest in business's advertising on our webb site. Bob Kemp will pursue this and see if it is possible.

Penne talked to Gayle about the color wheel, and Gayle thought it was a good idea. It would relieve the design committee from these decisions.

A motion to dismiss was made by Diane Nielsen and seconded by Mike Moore and passed unanimously.

T. Nielsen