

# Letter from The President

April 20, 2021

Dear Members,

Your Board of Directors is working diligently to keep the Highland Ranches a wonderful place to live and raise a family. In 2020, the Board was able to achieve our goal of providing all roadwork within our budgeted annual expenses. We are also proud to announce that there will not be a special reserve assessment in 2021!

When I became the President and Director of Roads for the HRPOA, Jess Lattin (VP & Equipment Maintenance Director) and I assessed the myriad of Association owned equipment, and determined if it was something that we should sell, replace, repair, or keep. We determined that most of the equipment was either not used by the Association or beyond economical repair and should be sold. My guess as to why much of this equipment is still lying around, is because the HRPOA Bylaws require a vote of the membership in order to "sell during any fiscal year property of the Association having an aggregate fair market value greater than five percent (5%) of the budgeted gross expenses of the Association for that fiscal year." In our case, that means that we can't exceed \$5,060 in sales in any fiscal year.

I am happy to report that in February of 2021, the HRPOA received the appropriate number of votes and we have since formed a committee to help guide the sale of dilapidated and unnecessary equipment. All money received from the sale of equipment will be invested back into road\plow equipment and road maintenance. Thank you to all who voted in favor, as our equipment yard currently looks more like a junk yard and it really needs to be cleaned up.

As you are aware, Ryan's Rock & Hoe is our newly (2021) contracted road maintenance crew. Ryan and his team have picked up where we left off last year grading, watering, and rolling the roads in the Highland Ranches; tackling culvert cleaning in preparation for winter; and continuing to complete special projects as directed by the Roads Manager. We are excited to have a local company like Ryan's Rock & Hoe helping to maintain our beautiful community!

Your present board members, Larry Austin, Jess Lattin, Summer Pellett, Carol Pittsley and Jim Hoeft are honored to serve our community this year. With COVID restriction easing up, the HRPOA Board of Director's are holding their meeting in person at the Highlands Fire Station, and we invite all members to attend (they are fun!) and join us in managing Association business.

Sincerely,

Larry Austin  
HRPOA President

**HIGHLAND RANCHES PROPERTY OWNERS ASSOCIATION  
PO BOX 1039  
VIRGINIA CITY, NV 89440**