

Virginia City Highlands Property Owners' Association

Minutes – April 10, 2018

V.C. Highlands Fire Station 72 Training Room

Present: Carmona, Alcon, Schroeder, Warnke

Absent: Dosen

- I. Call to Order, Declaration of a Quorum, and Approval of Meeting Agenda
President Carmona called the meeting to order at 7:04 pm. He declared a quorum present. Warnke made a motion to approve the agenda, seconded by Alcon. Motion adopted
- II Pledge of Allegiance
- III. Approve Minutes of Meeting
Warnke made motion to approve the March 13 minutes seconded by Alcon. Motion adopted
- IV. Comments by Association Members (NRS 116.31083.5)
None.
- V. Review of Financial Statements
Carmona reviewed the financial statements from February. Total revenue for the month was \$4,674. Administrative were, \$396 including professional fees for attorney relating to architectural issues. Road expenses for the month were \$8,799 Other was \$13,061. Total expenses were \$22,256. Carmona touched on why Other was so high and it was because we had paid our annual insurance which is \$11,541
- VI. New Business
Pick a date for the Annual Meeting. The date of July 28th was chosen. Warnke made a motion to set the Annual Meeting date to July 28th, seconded by Alcon. Motion adopted
- VII. Unfinished Business
None.
- VIII. Committee Reports
 - A. Architectural Committee Report
Warnke discussed how one set of plans for a new house had been approved as well as a horse barn and some external paint
 - B. Road Report
Carmona discussed how the 10s had approached him and were bringing in ground asphalt into the highlands for their association roads – 45 trucks per day for 3 weeks. They will be driving on Cartwright, not any of our dirt roads. They have requested to rent our grader and our operator. He explained they would pay Mike's wages (\$25 per hour) and all the fuel and then pay us rent to use the grader. Carmona proposed \$125-\$150 per day to cover wear and tear in case any hoses get damaged, etc. Our driver would be on their insurance for the duration. Carmona stated he would add a stipulation that if we had a road emergency that would take priority. The pros and cons were discussed. The board members and residents present felt it was good to help the 10s and some extra income would be beneficial given our tight budget. They also agreed \$150 per hour seemed more than fair.
Warnke made motion to rent out the grader for \$150 per day to the 10s Association for the period of time that the 10s need it. They will pay the operator and fuel and the operator will effectively be their employee during that time. Seconded by Alcon. Motion adopted.

We have been doing periodic maintenance such as pot hole filling on Saddleback. Mike has also been working on the ditches and has done a bit of maintenance on the plow trucks. Carmona discussed how a person on Crestview requested that the Association not work on his stretch of Crestview and that Gary handles that part of the road in the case of snow and in return our plow operators handle a part of one of their roads. Carmona also discussed how he's observed in his 4 years on the board that the less we do to the road the better. We are running an extremely lean budget in 2018/19 since we are no longer getting money from the sale of the fire house. He feels that spending more money on road base is not a good use of money given that most of the rock we've put down previously has disappeared into the road. Right now our roads are nice and hard packed and if pot holes form they will be filled.

IX. Any Other Matters Which Board Members wish to Discuss
None

X. Comments By Association Members (NRS 116.3108.5)
None

XI. Adjourn
There being no further business, the meeting was adjourned at 7:30pm.

XII. Executive Session to Discuss Possible Violations of the CC&R's, if Necessary
Executive Session to discuss CC&R Violations

Respectfully submitted,
Rebecca Alcon, Secretary