

Virginia City Highlands Property Owners' Association

Executive Board Minutes - January 13, 2015

V.C. Highlands Fire Station 72 Training Room

Present: Jay Carmona, Judy Czperian, Joe O'Brien, Karlyn McPartlin

I. Call to Order, Declaration of a Quorum, and Approval of Meeting Agenda

Motion to approve by O'Brien, Passed

II. Approve Minutes of October and December 2014 meetings

Motion by O'Brien. Passed

III. Review of Financial Statements

Bookkeeper Tommy Sargent reports the association has \$287,000 on hand. Expenses for December of \$4019 and \$86,843 left in budget for this year. Account receivables of \$115,000 reported.

Reserve study is finished and given to board members for review and will be voted on at next meeting.

IV. Comments by Association Members (NRS 116.31083.5)

Donna Fong asked how an infraction of the CCR's can be reported.

Carmona said to put it in writing and present to the board for action.

V. Committee Reports

A. Architectural Committee

Rita Lumos reports one application for a wheelchair ramp was approved.

B. Road Report

Carmona reported plowing for our first storm went well. Warned again that icy conditions do exist especially on Cartwright between Sazarac and Bullfrog. The association continues to sand that area even if the county has sanded earlier. Reminded board that discussion of the upcoming road plan will be discussed at the next meeting.

C. Park and Highlands Capital Fund

McPartlin reports that the total amount of the Park fund has yet to be announced. The principle amount has been approved but the Commissioners have yet to approve the interest that it owed to the account. A suggestion was made to put together a detailed list of what is wanted for a community center. This will be coordinated with the Ten Acre Association as soon as possible.

VI. Old Business - None

VII. Unfinished Business - None

VIII. New Business

A discussion about moving the due date for the yearly dues and assessments to June. The board members and attending property owners agreed that moving to June would be better than January as is done now. It will fall more in line with our fiscal year. It will also save the association an extra mailing which potentially saves \$3,000. Matter will be voted on at next meeting.

Jerry Antinoro stated that the signs in the Highlands are not consistent. The speed limit must be the same going both ways. It was decided that the road crew will remove and add signs as needed to correct this issue. Carmona will attend 10 acre meeting to bring both associations in line with correcting problem areas.

IX. Any Other Matters Which Board Members wish to Discuss

Carmona related that a discussion with the Association lawyer about trapping could be done under the "noxious behavior" rule. He will have the lawyer draft the language. This is not a change to the CCR's but a further explanation therefore a majority vote is not required by the membership.

Larry Cole has agreed to join the Architectural Committee.

X. Comments By Association Members (NRS 116.3108.5)

Jack McGuffey reported on the various committees he has been assigned to as the commissioner for the Highlands.

XI. Adjourn - There being no further business, the meeting was adjourned at 8:07 pm.

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

Executive Session to discuss CC&R Violations

Submitted by: Karlyn McPartlin
Secretary VCHPOA