

## Virginia City Highlands Property Owners' Association

Minutes – May 8, 2018

V.C. Highlands Fire Station 72 Training Room

Present: Carmona, Alcon, Warnke, Dosen

Absent: Schroeder

- I. Call to Order, Declaration of a Quorum, and Approval of Meeting Agenda  
President Carmona called the meeting to order at 7:03 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 April 10 minutes seconded by Alcon. Motion adopted
- IV. Comments by Association Members (NRS 116.31083.5)  
None.
- V. Review of Financial Statements  
Warnke reviewed the financial statements from February. Total revenue for the month was \$1,642. Administrative were, \$7,179. Road expenses for the month were \$2,672 Other was \$1056. Total expenses were \$10,907.
- VI. New Business  
Approve 2018/2019 proposed budget. Carmona discussed how we are no longer receiving money from the sale of the fire house so our budget is much tighter this year. Last year for the roads we had a budget of \$150,000 but this coming year we are working with \$50,000 less since we don't want to have to raise the special assessment. We are confident we can make it work unless we get another really heavy winter or we have to deal with any legal action (we've recently had some legal issues with a property owner that have cost us around \$6000). We were recommended in our reserve study that we have \$229,000 in our reserve budget by 2019. We have around \$231,000 so we're very comfortable in that regard. Carmona explained we needed to vote to put this proposed budget into the Annual Newsletter and then the budget will be voted on at the annual meeting.  
Warnke made a motion to approve the 2018/2019 proposed budget, seconded by Alcon. Motion adopted
- VII. Unfinished Business  
None.
- VIII. Committee Reports
  - A. Architectural Committee Report  
Warnke discussed how they approved external paint and shingles and there was also a request to make a change to some existing plans and a fence was also approved.
  - B. Road Report  
Per our proposed budget we have budgeted for one road employee working more or less full time throughout the year. Carmona discussed how we are concentrating on ditches and culverts since the dirt roads are hard packed and in good condition. We have a good stock of road materials if we need them. Our current road employee has had several medical issues so has not been working full time.  
Carmona discussed how the 10s are having a huge amount of road materials trucked in by big rigs and they are buckling Cartwright when they are heading East on Cartwright with full loads due to the

extreme weight. The president of the 10s told Carmona to contact the trucking company directly (Sierra Nevada Construction) to complain about the damage. We are currently in the 2<sup>nd</sup> week of what will apparently be 3 weeks of materials being deliveries. The board and audience discussed all the options. Warnke made a motion to have Carmona reach out to SNC regarding the damage on Cartwright caused by their trucks running over the edges of the road, seconded by Alcon. Motion adopted.

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

X. Comments By Association Members (NRS 116.3108.5)  
Sharon Snell mentioned a fund raiser going on at the Governor's Mansion for the wild horses this coming Friday with a full catered dinner and live entertainment organized by VRWPA and also Gerald Antinoro is having a meet and greet in the Highlands on Saturday from 3-5pm.

XI. Adjourn  
There being no further business, the meeting was adjourned at 7:44pm.

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