

Virginia City Highlands Property Owners' Association

Minutes – November 10, 2016

V.C. Highlands Fire Station 72 Training Room

Present: Carmona, Alcon, Dosen, Warnke

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. Alcon made a motion to approve the agenda, seconded by Warnke. Motion adopted
- II. Approve Minutes of Meeting
Minutes were not available due to sickness and will be approved at the next meeting
- III. Comments by Association Members (NRS 116.31083.5)
None.
- IV. Review of Financial Statements
Carmona reviewed the financial statements for the month of October 2016. Total revenue for the month was \$1,263; Road expenses for the month were \$14,494; and administrative \$4,444 (including attorney fees for CC&R violations). The checking account balance at the end of September was \$105,871.21 and the reserve account balance was \$204,990.69.
- V. Unfinished Business – None
- VI. Committee Reports
 - A. Architectural Committee
Request for 2nd floor addition. \$75. Purchasing rubber stamp and stapler.
 - B. Road Report
Resurfaced Sazarac, Delta, Diablo, Dortort, Enterprise, Bonanza. Applied material to Hermit and Crestview. Yard was cleaned up and oil removed. Fuel leak from tank was addressed. Grader oil leak was repaired and roller leaking hose was replaced. Proposed: Resurface/ditch work/pot holes: Saddleback, Flint, Pine Nut, Sazarac, Mustang, Silverado, Stallion, Sutro, Palamino, Grizzly, Empire, Clemens, Crestview, Highlands. Grader and roller needs hydraulic hoses and fittings replaced. There are 25 (4 have been done) on grader and 15 on the roller (one has been done). The ones that have leaked are down to the steel. The option is to continually replace them or just change them all out. The board decided it was better to just replace them all since they are all old. The hydraulic pump also needs rebuilding in the off season and the mechanic needs to look at the roller hydraulic pump as well. Warnke made a motion to approve spending of \$6300 for replacing all the hoses on site and the rebuild kit for the hydraulic pump on the grader and look at the roller pump as well. Motion adopted. Sander truck plow and plow two truck are ready to go. We need to purchase a couple of fire extinguishers for the trucks to replace old ones. Red tags for vehicles when they are not running. The hazardous road signs have arrived and will be put up.
- VII. New Business
By-Laws clarification. Due to issues that came up with the election Carmona got in contact with the attorney and she suggested we take care of a few things in the By-Laws. One was paying board members and removing that from the By-Laws. The other was to extend the term limits from 2x2-year terms to 4x2-year terms. Board members would still need to win an election each time unless no one else ran in which case the other board members could vote on having the termed out member be reinstated for a new set of terms.

Ballots would need to be sent to all lot-owners and Carmona got a quote for getting the forms printed stapled and folded - \$295.

Warnke make a motion to send out ballots for By-Law changes and spend \$295 to have them printed/stapled/folded seconded by Alcon. Motion adopted.

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

IX. Comments By Association Members (NRS 116.3108.5)

X. Adjourn
There being no further business, the meeting was adjourned at 7:24pm.

XI. 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