

Virginia City Highlands Property Owners' Association

Minutes – January 9, 2018

V.C. Highlands Fire Station 72 Training Room

Present: Carmona, Warnke, Alcon, Dosen

Absent: Schroeder

- I. Call to Order, Declaration of a Quorum, and Approval of Meeting Agenda
President Carmona called the meeting to order at 7:10 pm. He declared a quorum present. Alcon made a motion to approve the agenda, seconded by Warnke. Motion adopted
- II. Approve Minutes of Meeting
Alcon made motion to approve the 2017 Annual Meeting Minutes, seconded by Warnke. Motion adopted
Alcon made a motion to approve the December 12 meeting minutes, seconded by Warnke. Motion adopted
- III. Comments by Association Members (NRS 116.31083.5)
None.
- IV. Review of Financial Statements
Warnke reviewed the financial statements. Total revenue for the month was \$47. Administrative were, \$6,247. Road expenses for the month were \$1,522 Other was \$589. Total expenses were \$8,358. Administrative were higher this month because of the auditor.
- V. New Business
None
- VI. Unfinished Business
None.
- VII. Committee Reports
 - A. Architectural Committee Report
For January 2 meeting one person came in and submitted plans for a house and paid \$500. The new chair of the committee Leslie Biederman has requested to approve the architectural meeting minutes at the following month's committee meeting. They will still submit the preliminary draft minutes to the board so we can look at them during the board meeting. There was a brief discussion with residents Jack McGuffey and Sharon Snell about including action items on an agenda and what is covered by (Discussion/Action).
Alcon made a motion to approve the Architectural Committee approving their own minutes at their following month's committee meeting, seconded by Warnke. Motion adopted.
 - B. Road Report
Mike Abrams has had health issues so there has not been too much work. Some work had to be done on Delta – one entrance had to be closed briefly since it was extremely muddy. Some pot holes were also filled and a little bit of minor mechanic work was done. The plows are all ready to go.
- VIII. Any Other Matters Which Board Members wish to Discuss
Carmona discussed a property owner who has been trying to force through a modular home that has been declined by the Architectural Committee and so there have been attorney fees associated with that which have eaten into our association monies.

- IX. Comments By Association Members (NRS 116.3108.5)
McGuffey discussed solar power, painting and doors at the mailboxes. McGuffey has \$10,000 at his disposal for spending in his district. The money doesn't roll over so has to be spent this season. He said Mike was the contact for the county for getting this done. Carmona said the request was for 4 doors, for the open windows to be sealed, paint on interior and exterior, and hopefully solar power and new agenda board. Carmona requested to see the prices/contractor currently being considered.
- X. Adjourn
There being no further business, the meeting was adjourned at 7:33pm.
- 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