

# VCHPOA Annual Meeting – Saturday November 6, 2021

Held in person

Present: Carmona, Alcon, Pizzuto

Absent:

- I. Call to Order and Pledge of Allegiance.  
Carmona called the meeting to order at 10:07am followed by the Pledge of Allegiance.
- II. Introduction of Board Members and Architectural Committee members present  
Carmona introduced the board members, Jay Carmona, Rebecca (Becky) Alcon, and Grace Pizzuto  
Carmona also introduced Architectural Committee members: Leslie Biederman (Chair), Bill Lewis, Brandi Tosti and Grace Pizzuto.
- III. Appointment of Teller Committee to Count Ballots  
N/A. There were 3 positions available. Jay Carmona and Becky Alcon re-ran, and Caidyn Edlund also submitted a nomination. Since there were only 3 positions available there is no election and Caidyn joins the board.
- IV. Comments by Association Members (NRS 116.3108.5) (Discussion Only)  
*Owners comments during this period must be limited to items listed on the agenda.*  
Sharon Snell asked who the other member of the board is. Carmona explained that Harry Schroeder moved so we will be appointing someone to fill his position until it comes up for election next year.
- V. Presentations of Invited Guests and Reports
  - A. **Storey County Sheriff's Office:**  
Sheriff Gerald Antinoro gave a report card on incidents in the VC Highlands. YTD there were 1,400 incidents including traffic incidents, animal complaint, etc. It was down from just under 1,700 compared to the year before. There were 97 cases (anything that generates a report). 13 arrests (33 last year). 14 accidents (does not include the highway). 46 citations, including out of area UTV activity. Animal complaints – mostly about dogs, horses, cows. Bear complaints are down in the Highlands, higher in Gold Hill. A couple that stood out – one was on a Big Red Goat at large (it was Becky Alcon's!). And then one was about “an old horse walking by himself”! A resident in the audience asked if we can get help from the state on incidents on the Grade. Sheriff Antinoro stated they have been in touch with NHP regarding this matter. Alcon asked who should be called if you witness an incident on the grade. Antinoro stated you should still call dispatch and they then contact NHP. Carmona stated that what he has witnessed is that if the perpetrator is heading up the hill then Storey County will deal with it, if they are heading down the grade, they will pass it to NHP. He also stated that you should be prepared to sign a citation if the officer doesn't see the crime take place since you are the witness to the event. Sheriff Antinoro stated that the Legislature was changing things to make traffic incidents a civil infraction that you really can't go to jail for and just get a fine and will take several of these before you go to jail. So it makes it a lot more unenforceable so traffic will become worse. This will come into effect in January 2023.
  - B. **Storey County Fire Protection District:**  
Fire Chief Jeremy Loncar introduced himself and Cameron Forcht. Chief Loncar talked about how we are working to prevent the types of fires that happened in California recently in Storey County. He talked about how we have partnered with NV Energy to work on fuels reduction. We got some more heavy equipment as a result and seven more people dedicated to Storey County provided free of charge. We will have our own dozer in the Highlands. Cameron Forcht introduced himself and his background and how he was recruited to take over the fuels reduction crew. He is second in command to Chris Barton. NV Energy is working to reduce fuels around their power lines. They have created crews to work on this all over the state. So Cameron and his crew are funded by NV energy. Not only are they trying to prevent fires sparked by power lines, they are also protecting the power infrastructure and create fire breaks. They have also been funded by a separate source under Senate Bill 508 which allows them to work on

fuels reduction out to 1000ft beyond the power line corridor. This means they can work on fuels reduction on just about every property in the VC highlands. So they can do the 30ft inspections and then have the manpower to carry out the necessary work.

**C. Storey County Manager:**

Austin Osborne talked about the Capital Improvement Plan and how there will be a workshop coming up so the public can take a look at the plan and projects they are planning over the next 8 years. There are some things such as covered stops for the school bus stops. Some of the things happening already in the Highlands include turning the building at the fire Station into a permanent community center for the Highlands residents. Cartwright road has also been worked on the past year. There will be some work on the S-turn too. They are working on a permanent easement to allow the county to help with continued improvements on Cartwright. There is going to be a 10 year plan on how to deal with the area where Lousetown meets the Grade and how to get UTVs safely up to the dirt roads that lead to Virginia City. USGS water study has continued where they are monitoring 75 wells. They are going to take the 5-year plan and make recommendations. When ready it will be brought to the public for discussion. He talked about innovation zones and how the County were fine with a smart city being built out in Painted Rock. But they worked with the Legislature to express their opposition to a separate government and as a result the committee formed to push the separate government issue disbanded and has not reconvened since. The County is getting a new website which will be much more modern and user friendly. He reiterated the town hall coming up in Virginia City. He also reminded the audience about the 3 free dump passes available to each property in Storey County. There will be different colored ones for next year.

**D. Storey County Commissioners:**

Carmona talked about how the recycling containers at the firehouse were removed because a few people started dumping regular trash in the recycling. So now people can take recycling to the transfer station. Carmona has been working on getting grants for broadband/fiber optic in the VC, the Highlands and possibly Mark Twain/Lockwood. A provider and ownership of the infrastructure need to get locked down. Carmona talked about how they have a solid team working to make Storey County the best that it can be. They are still working on getting a Storey County zip code for the Highlands. They are also working on getting more parcel boxes at the mailboxes. He also mentioned people should be using the last 4 digits of the zipcode for sales tax purposes.

**VI. Committee Reports**

**A. Architectural Committee (Discussion/Action)**

Grace discussed how there are a lot of new builds, especially on Cartwright, which has resulted in increased traffic. December was the first month they didn't get anyone come in for approval. In addition to new builds the committee deals with paint color, fences, additions, sheds over 200sq ft, etc. She reminded the audience they meet the first Tuesday of each month at 6:30pm.

**B. Road Report (Discussion/Action)**

We've transitioned from our own road crew to using Ryan's Rock and Hoe. We still plow and deal with small road-maintenance concerns. Ryan uses all his own equipment which saves us money with insurance and maintenance. They purchased our water truck which meant it wasn't sitting unused most of the year. It also solved the issue of finding qualified operators. Carmona also talked about snow removal and how he is out there with the road crew plowing the roads. We do not have plans to sell the grader at this point. We have had the opportunity to upgrade some of our plow equipment. Carmona mentioned how we have a really solid board the operates smoothly and that we also have a new bookkeeper Cherrie Bailey.

**VI. Financial Report**

**A. Presentation of the operating budget and possible ratification**

Carmona stated that in checking we have \$142,814.10 and in savings we have \$188,330.26. We are 98% funded in our reserve fund, which is a good place to be. So we can purchase a new truck when prices come down and we've been able to keep payments at \$100 per lot. (\$50 dues, \$50 reserve assessment).

Carmona then requested the audience look at the proposed operating budget and vote on approval. He requested a show of hands for all those in favor. The audience voted unanimously to approve the budget.

VII. Report from Teller Committee.

N/A. There were only 3 nomination forms submitted for 3 positions so no election necessary.

VIII. Any Other Matters which the Board Members Wish to Discuss (Discussion Only)

None

IX. Comments by Association Members (NRS 116.3108.5) (Discussion Only)

A member of the audience stated how he was impressed with how smoothly the board operates and how pleasant it was to attend a meeting.

X. Adjourn

With all business concluded the meeting was adjourned at 11:32.

Respectfully submitted,  
Jay Carmona, President