

**Virginia City Highlands Property Owners' Association**

Minutes – March 10 2020

V.C. Highlands Fire Station 72 Training Room

Present: Carmona, Warnke, Alcon, Schroeder

Absent: Dosen

- 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. Carmona stated we needed to amend the agenda as there had been an emergency with one of the plow trucks so we needed to add an entry to the road report section regarding purchase of a replacement vehicle  
Warnke made a motion to approve the modification to the Agenda, seconded by Schroeder. Motion adopted
- II Pledge of Allegiance
- III. Approve Minutes of Meeting  
Warnke made a motion to approve the February 11 minutes, seconded by Alcon. Motion adopted
- IV. Comments by Association Members (NRS 116.31083.5)  
None
- V. Review of Financial Statements  
Revenue for the month \$802, Admin \$1715, Roads \$2023 other \$1279 credit. Total expenses \$5017.
- VI. New Business  
Pick an annual meeting date.  
Schroeder made a motion to hold the annual meeting on August 29, seconded by Warnke. Motion adopted.
- VII. Unfinished Business  
None.
- VIII. Committee Reports
  - A. Architectural Committee Report  
No new plans this month
  - B. Road Report  
Carmona stated that we need to replace our second to oldest truck due to transmission failure amongst other things (2002). Per our reserve study we should have started replacing trucks 3 year ago but they have kept going. Carmona and Alcon's husband had located a few trucks for good prices in California but they had sold quickly. Carmona then located a 2018 Dodge Ram 2500 at Dolan Dodge with 29K miles for \$45K out the door. For comparison the 10s bought a 2018 with 90K on it and paid \$41K. The one Carmona located is a Tradesman 4x4 crew cab and it seems our best option. The truck is in great order and still has 70,000 miles left on the powertrain warranty. If we move forward we will remove the plow from truck 1 and put it on the new truck with new mounts and then sell the old dodge truck. We will pay in cash from the reserve fund and then replenish within 2-3 years (State requires 10 years). We are 100% funded right now. There was a discussion about truck usage with the residents in attendance.  
Warnke made a motion to purchase a replacement truck for \$45K, seconded by Schroeder. Motion adopted.
- IX. Any Other Matters Which Board Members wish to Discuss  
Carmona mentioned we are now offering online bill pay with a 3% fee. We also offer paperless billing. He also talked about the construction of a new fire building at which point we will inherit the current building. He also mentioned the oyster fry was coming up.
- X. Comments By Association Members (NRS 116.3108.5)  
None
- XI. Adjourn  
There being no further business, the meeting was adjourned at 7:30pm.
- XII. Executive Session to Discuss Possible Violations of the CC&R's, if Necessary  
Executive Session to discuss CC&R Violations

Respectfully submitted,  
Becky Alcon, Secretary

