

VCHPOA Annual Meeting – Saturday September 14, 2019

V.C. Highlands Fire Station 72 Training Room, 10am

Present: Carmona, Alcon, Schroeder, Dosen

Absent: Warnke

- I. Call to Order and Pledge of Allegiance.
Carmona called the meeting to order at 10:06am followed by the Pledge of Allegiance. Carmona handed out newsletters to those that didn't have one and also announced that he had car stickers.
- II. Introduction of Board Members, Architectural Committee and Road Crew members
Carmona introduced the board members, Jay Carmona, Rebecca (Becky) Alcon, Harry Schroeder, Tony Dosen and absent - Chris Warnke
The Architectural Committee members are Committee Chair Leslie Biederman, Dave Morland, Grace Pizzuto, Brandi Tosti, Dave Morland, and Bill Lewis
The road crew is Austin Swift.
- III. Appointment of Teller Committee to Count Ballots – Rebecca fielding and Sharon Underwood.
- 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.
- V. Presentations of Invited Guests and Reports
 - A. **Storey County Sheriff's Office:**
Sheriff Gerald Antinoro talked about incidents. We rank third in activities in the county, even though we have the highest population in the county. There were 85 case reports. Total incidents were just under 1600. There were 13 arrests, 7 accidents, 48 citations. Animal calls: 71. The most bizarre were a few pot-bellied pigs. Reminder on the wild horses. Do not feed the horses. It's a gross misdemeanor under State law. School is back in session so please be careful around the buses. Quad/dirt bike riders will soon be required to wear helmets. A resident asked about the arrests in the highlands and the Sheriff didn't have the breakdown but said they were generally drunk driving, domestic violence, etc. Another resident asked about deputy logs and their availability to the public and the Sheriff said they are available via record request.
 - B. **Storey County Fire:**
Jeremy Loncar, Battalion Chief talked about how the moisture from last winter minimized fires but also increased vegetation/fuel loads. He talked about available programs like 30ft assessments. He discussed how Chief Al Drake on the volunteer side can provide reflective signs. He also talked about the You Call We Haul program – no construction materials or large root balls please. He also introduced a few other programs. He talked about NV Energy Green Cross program who will put people who have electrical medical equipment on a priority list. They will also come and trim around power lines. He also talked about how insurance companies are now taking aerial photography to reevaluate how insurable homes are and they will cancel insurance at the drop of a hat. So please keep on top of your defensible space. One resident asked about the 30ft defensible space and whether it needs to be barren. The answer was no, they understand people want vegetation around their homes, but they want to remove dead trees, trim limbs to thin the fuels out, etc. Another resident asked about the ambulance program and he said yes, it's still available. Carmona stated that if people want reflective signs they can look on our website and get the form.
 - C. **Storey County Planning/County Manager:**
Austin Osborne talked about USGS well monitoring. They are monitoring 60 wells. The overall picture is bad and we know this but several wells have gone up the last several storms. So there is some improvement but we need to plan in terms of future wells being dug. There is no action at this time and planning will work with residents in the future to decide what they want to do. Another thing they have

been working on is who owns Cartwright. They believe the Association has an easement over it and that all needs to be figured out and then they can come in and legally maintain the roads. They have ordered a heavy duty mower to trim the foliage on the sides of the roads and will be working on Lousetown and eventually Cartwright when they take it over. Chains cannot be put over public roads (e.g., on Long Valley). There have been discussions on roads in the privately owned land North of the Highlands that would go East/West from Diamonte Ranch to Tri. We do not support that. Trying to clean up shipping containers (earth tones, setbacks, comply with HOA) and setback distances for accessory structures and no longer requiring a special use permit for mother-in-law quarters so long as they have an affidavit stating the person is a direct relative. Osborne also discussed a few things for the Community Services Director – we are working on hazard mitigation across the county. If you want to have a survey you can go to surveymonkey.com/storeyhmp. Reminder we have meals on wheels in the Highlands arranged by the Senior Center. There will be a flu clinic Oct 16 4:30-6:30 at the firehouse.

D. Storey County Commissioners:

Commissioner McBride talked about how the commissioners are on several boards and committees in addition to being County Commissioners. He thanked the county workers and first responders. There was legislature pending in congress. They were hoping to get one zip code county wide but we at least now have one for TRI. The Highlands will still be part of the Washoe County System and Mark Twain will still be part of the Dayton system. We are re-negotiating the franchise agreement with Waste Management. They are talking about bear proof containers in the Highlands. Trying to get them to agree to additional days pickup when the weather is bad so if they miss one pickup on a bad snow day they will come another day instead of having to wait a week. They have also talked about a voucher system for dump days instead of waiting for one or two days a year. We have commissioned a study on all of our water resources because as the area grows the issues we have will just get worse. He asked how the cell tower was working and everyone said great. AT&T have pledged to put another in VC but there needs to be State and Federal oversight because it's a historic district. A resident asked about the bear proof containers and whether they would be mandatory since he doesn't get bears and Commissioner McBride said it wouldn't be a requirement – it would be the residents' choice. Carmona interjected and said that at higher elevations in the Highlands people see a lot of bear activity. He explained that if the bears have food sources they won't hibernate. One resident had a bear enter their home so these options are good for several residents. Another resident brought up people putting out their trash on Sundays instead of the day of. Another resident asked about an ordinance on shipping containers. Commissioner McBride said he'd rather have less regulation. The resident complained they are not good looking and we seem to have more and more. He ended saying he does follow the chat group and said he'd like to see everything above board and honest.

E. Storey County Recorder's Office:

Marney Martinez talked about how all the records are available online. She mentioned homestead forms. She also talked about FraudGuard which alerts you if anything on your property is recorded in your name. Carmona mentioned that they have digitized all their records going back to 1974. They also have a vault full of books going way back.

F. Storey County Volunteer Fire Department

Al Drake talked about how underground in the Highlands we have 250,000 gallons of water. We need volunteers to drive the water tenders and ambulances and volunteers that want to grow into the system – 10 of our full time firefighters started in the volunteer department.

G. Storey County Comptroller

Comptroller Gallagher talked about how his department develops the budget every year for approval by the Commissioner and reconciling around 37 special revenue funds. In process of doing reconciliation for annual audit.

VI. Committee Reports

A. Architectural Committee (Discussion/Action)

Activity has been pretty good. Not too many house builds but remodeling/additions and painting so a little bit of money being generated. For those that don't know we have 1167 lots and approx. 350 homes so the majority of the 1 Acre development has not been built on yet.

B. Road Report (Discussion/Action)

Carmona discussed how we have changed gears quite a bit. We don't have a full time mechanic anymore and Carmona does volunteer work plowing in the winter. The primary word worker now is Austin Swift and he is a magician on heavy equipment. He keeps the costs extremely low and is thoroughly efficient. We have a plow truck drive Tom Rahme and Austin will take over the third position for plowing. We are ready if it snows Monday! Tom's truck got new batteries and the other two are pretty much ready to go. Over the summer we installed a culvert in between Musket and Adobe where water was sheeting across the road and freezing. There is a new 40' culvert and drainage system. We used the \$10,000 from the county to do this so it didn't cost the home owners anything. We have been putting large rock around several culverts to help with drainage. Austin has cleaned out about 30 culverts. They are now a little deeper which allows sediment to settle below the culverts instead of in the culvert. We still need to cut ditches to improve drainage. We are doing less grading on the road surface since it's hard packed and by not destroying that we are minimizing the dust and don't have to use dust suppressants and water. We are planning on working on a few areas that historically get muddy before winter hits. Calaveras is a great example. We will be laying 1.5-3" rocks underneath and then ¾" road base and some class II base if necessary. We have a lot of different soils here that need different treatments. A resident asked about dust abatement on Sazarac and why we're not doing it anymore. Carmona discussed how it's about \$5,000 a mile. It used to be magnesium chloride. Then Sazarac specifically, it's bedrock. We used to grade it all the time but it didn't solve the problem. The reality with mag chloride is you need to dig down 8", spray the mag chloride so it mixes with the soil and then you have to go back and grade it, roll it, heavily water it. It's very expensive. If we leave the roads the way they are they end up being better and it's a lot lower cost to the association. We are also not comfortable spraying 80,000 gallons of water onto our roads given the water issues up here. Carmona discussed how if you keep your speed under 20 miles an hour on our dirt roads the dust is minimized.

VI. Financial Report

A. Review of Financial Statements and Reserve Account

As you all know this board has worked hard to be fiscally responsible. Carmona stated how we are currently \$14,000 under budget but we do want to prep our drainage in preparation for winter and we need 2-3 weeks of work. Being under budget. Last year we spend \$65,000 on road expenses but that included a new transmission, a new plow blade (\$10,000). Plowing on the dirt roads beats up our equipment. We spent about \$18,000 on fuel, insurance, income taxes etc. Our administrative expenses were \$22,718 and our total revenue was \$135,572. Our bookkeeper has done a fantastic job and has cut our bookkeeping in half. She is a CPA. She does have a full time job so if you call the line give it a day to get back to you. If you have an immediate question email Jay.

B. The FY2020 Proposed Budget

Carmona presented the FY2020 budget that the audience had copies of. Carmona requested a collective vote on the approval of the budget. While the audience reviewed the budget Carmona touched on how since 1974 our dues has been \$50 and we can't change it, so we have a \$50 reserve assessment. The money comes out of the reserve account and then we replenish it when we get the dues. We are 100% funded in our reserve account. We have \$250,000 in our reserve account. This protects us if our equipment fails so we don't have to raise the assessments on our residents. A resident had a question about administrative fees on the budget. Carmona said we round up so we have extra in case other things come up during the year. Carmona asked for a vote on the budget and asked the audience to raise their hands if they approve the budget. One person did not approve the budget, everyone else approved the budget so the budget was passed. While waiting for the teller committee Carmona thanked the residents for their support of the board members and the people working for the board.

- VII. Report from Teller Committee.
Rebecca Fielding read the results of the election:

Final votes:

David Scott Yenne: 136

Tony Dosen: 304

Becky Alcon: 441

Jay Carmona: 493

All incumbents stay on board for another 2 years.

Carmona thanked the teller committee

- 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 resident had a question about the Ombudsman and why we pay them. Carmona explained that they are a middle man between the board members and the residents in case anyone has a complaint. There are some small advantages. Another resident had a question about the slanted spots at the mailboxes. Carmona explained it is because the county only has 20' and the land beyond it is privately owned. So slanted spots help avoid cars hanging over into the road. There will be a sign saying parking for 72 hours. If you have family visiting put a note on the windshield with a phone number. But in the past people have parked for a month and then there is no space during a storm for the people with 2WD that need it. Another resident thanked the board for all their hard work and the fire department for their work and said how it's wonderful to live here.

- X. Adjourn

With all business concluded the meeting was adjourned at 11:30.

Respectfully submitted,
Jay Carmona, President