

# Virginia City Highlands Property Owners' Association

Executive Board Minutes - July 14, 2015

V.C. Highlands Fire Station 72 Training Room

---

**Present:** Jay Carmona, Judy Czperian, Joe O'Brien, Karlyn McPartlin

**I. Call to Order, Declaration of a Quorum, and Approval of Meeting Agenda**

The meeting was called to order at 7:10 pm and a quorum was declared present. On a motion by Czperian the Agenda was approved

- II.** Property owner John Holiday needed to speak briefly about his petition to install cameras at several locations on 341, Geiger Grade. He stated that he had more than enough signatures and would now be presenting them to the Legislature for approval.

**III. Approve Minutes of May 12, 2015 meeting**

The minutes from the May 12, 2015 meeting was approved on a motion by Czperian.

**Review of Financial Statements**

Our Bookkeeper, Lorene DiVito, announced an income of \$2809 with expenses of \$24,901. Bank balance is \$323,826. She stated the she

- IV.** continues to collect past due amounts and the the number of outstanding accounts is decreasing.

**Comments by Association Members (NRS 116.31083.5)**

- V.** Property owner Dona Fong asked if renters are required to follow the CCR's and Bylaws. She was told that they must following all the rules and that it is the owners responsibility to insure that they do so.

**Committee Reports**

**A. Architectural Committee**

Jay Carmona, member of the Architectural Committee, stated that that one minor modification was approved. Another homeowner is unable to complete a project that had been approved and paid \$75. They requested that the Board refund the monies due to the death of the spouse. On a motion by Czperian the motion was approved and the monies were refunded.

**B. Road Report**

Cleaning of culverts and minor road work was performed. Doug Fontana requested that a back hoe rental be approved to aid in the clearing of some culverts that cannot be done by hand. On a motion by Czperian the rental was approved.

A petition by Jay Carmona and signed by the residents of Highland road was presented asking that all road work on their road stop.

- VI.** The secretary will vet the petitions and present at the next meeting for approval of the Board.

**VII. C. Park and Highlands Capital Fund**

None

**VIII. Old Business**

The county required that a letter from both boards be sent to them before the \$10,000 grant money will be released. A letter was sent

- IX.** stating that the funds will be put towards the cost of crack sealing Cartwright road

- X.** Property owner Gwen Beck discussed what will be presented at the first annual Highlands Awareness Day to be held on July 25, 2015. She distributed fliers for the event.

**XI. New Business**

None

**Any Other Matters Which Board Members wish to Discuss**

It was announced by Carmona that to date we have had one applicant for the upcoming board positions. If there are less than 4 applicants an election will not be held and they will be appointed to serve on the board.

**Comments By Association Members (NRS 116.3108.5)**

Property owner Dona Fong began a discussion concerning the foal was found with a rope around his neck and the steps that were taken to remove it. It was stated that all property owners need to be vigelent about our herds and immediately report anything untoward to the Sheriffs Dept and the Wild Horse groups if needed. The discussion became heated and the meeting was adorned immediately.

**Adjourn** - Meeting was adjourned at 8:33 pm

**Executive Session to Discuss Possible Violations of the CC&R's, if Necessary**

Executive Session to discuss CC&R Violations

Submitted by: Karlyn McPartlin  
Secretary VCHPOA