

Virginia City Highlands Property Owners' Association

Minutes – October 10, 2017

V.C. Highlands Fire Station 72 Training Room

Present: Carmona, Warnke, Alcon

Absent: Schroder, Dosen

- I. Call to Order, Declaration of a Quorum, and Approval of Meeting Agenda
President Carmona called the meeting to order at 7:09 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 August 8 meeting minutes, seconded by Warnke. Motion adopted
- III. Comments by Association Members (NRS 116.31083.5)
None.
- IV. Review of Financial Statements
Carmona reviewed the financial statements. Total revenue was \$779. Road expenses for the month were \$27,065, administrative were \$2,128, other expenses were \$1,088 for total of \$30,281.
- V. New Business
The Association needs to choose a second bank. The FDIC covers \$250K per customer and we currently have \$80K+ over \$250K so we need to protect it in the event of a financial institute collapse. Credit unions and banks were discussed. Carmona suggested a financial institution that is close by.
Alcon made motion to research a second financial institution so Association funds can be split. Seconded by Warnke. Motion Adopted
- VI. Unfinished Business
None.
- VII. Committee Reports
 - A. Architectural Committee
Some residents wanted to install solar and a couple submitted preliminary house plans. Fees were collected on the house plans.
Action items:
 1. Carmona discussed how The Board wanted to amend the Architectural Guidelines to clarify verbiage to include that there are no manufactured or modular homes allowed in the VCHPOA. There has been a recent influx of inquiries/concerns regarding manufactured/modular homes in the VCHPOA. The CC&R and the Architectural guidelines already discuss how a house should be substantially built on-site. The Architectural Committee and Board had met at the previous week's Architectural Committee Meeting on October 3 to discuss the issue in-depth and everyone was in agreement regarding the confusion surrounding manufactured and modular homes. Carmona had discussed the issue with the attorney and she confirmed the board has the OK to amend the guidelines so Carmona requested a motion be made.
Alcon made motion to amend Architectural Guidelines verbiage to clarify that we are not going to allow manufactures/modular homes, seconded by Warnke. Motion adopted.
The board and home owners in attendance discussed how there has recently been a lot of confusion, concern and grey areas surrounding manufactured and modular homes, particularly with the way

some manufacturers are now using the same manufactured home models for their modular homes and getting away with calling them modular by having the electrical and plumbing added on site to get around the modular home requirements. This leaves too much risk of basically what is a manufactured home being brought into in the VCHPOA.

2. Brandi Tosti joined the Architectural Committee.

Alcon made a motion to approve Brandi Tosti as an Architectural Committee Member, seconded by Warnke. Motion adopted.

B. Road Report

All month we've been working on the ditches. We rented a back hoe so we could remove rock from the ditches and deepen them to help deal with excess moisture. The plan for the coming month is to have Mike finish the maintenance on the other plow trucks so we are ready for snow. Two trucks are currently available; Mike just need to replace a fuel line.

VIII. Any Other Matters Which Board Members wish to Discuss

Carmona mentioned that ballots had been mailed out and encouraged everyone to vote.

IX. Comments By Association Members (NRS 116.3108.5)

None.

X. Adjourn

There being no further business, the meeting was adjourned at 7:30pm.

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