

# Virginia City Highlands Property Owners' Association

Minutes – December 10, 2019

V.C. Highlands Fire Station 72 Training Room

Present: Carmona, Warnke, Schroeder, Dosen, Alcon

Absent:

- I. Call to Order, Declaration of a Quorum, and Approval of Meeting Agenda  
President Carmona called the meeting to order at 7:02 pm. He declared a quorum present.  
Warnke made a motion to approve the Agenda, seconded by Alcon. Motion adopted
- II Pledge of Allegiance
- III. Approve Minutes of Meeting  
Approval was postponed
- IV. Comments by Association Members (NRS 116.31083.5)  
John Tuomala stated that with regard to annual dues, he didn't think we would take the check by mail without the printed invoice. Amy Draper the bookkeeper mentioned that he didn't need to include the paper copy of the invoice. Paul Reed asked when the new Waste Management contract starts and Carmona stated the contract had already started. A few of the bonuses are that if trash is not picked up Monday they will pick up on Tuesday. We now have a local contact. We also have dumpsters at the fire house. And instead of annual dump day each residence will get 3 annual passes. Carmona stated that because of insurance they want people to use their cans. Alcon stated that if they do come on a Tuesday to be aware that they may come much earlier so to make sure cans are out on the road early.
- V. Review of Financial Statements  
Revenue for the month \$118,500, Admin \$864, Roads \$6172, accounts, other \$209. Total expenses \$7,245.
- VI. New Business  
None
- VII. Unfinished Business  
None.
- VIII. Committee Reports
  - A. Architectural Committee Report  
2 residence plans approved and then one awning install. \$1,030 fees were taken.
  - B. Road Report  
Plowed twice in November and December so far. Snow has been wet, it's been very muddy. Plow drivers have been doing a good job getting the snow off the road. We are starting to put rock on the very muddy areas in the neighborhood –  $\frac{3}{4}$  or 1.5" rock. So far Crestview, Calaveras, Bonanza, Delta, Highland, then Saddleback, Flint, Dortort, top and bottom of Sazarac and then the low spot on Enterprise. Won't need to roll since it's so wet right now. We're using Austin's skid steer which we are paying him to use. He worked on Calaveras today and looks like it will hold up well. Nothing else major. The trucks are running well other than a windshield wiper out and a tow strap needed replacing. Austin has been working out very well with both the skid steer and plow. Carmona discussed how we were contacted by a man who allegedly jackknifed his truck and trailer on Saddleback and tried to file a claim against the HOA. Jay provided the insurance company with time cards to show we had already plowed that road. It stopped snowing at about 7:30am and one of our drives was already done with that route by 10am. Carmona also contacted the attorney but she said deal with the insurance company and let them deal with it. Carmona inspected the road and did not see visible evidence of a jack knife. John Tuomola asked who maintains our vehicles and Carmona explained that we don't have a mechanic any more, we take our vehicles down to Reno or if it's simple we go down to Reno to get parts. Grace Higashi stated that there is a tree limb at the start of Sazarac that is blocking the sign so Carmona stated we would get out there and trim it since it's within the easement.

- IX. Any Other Matters Which Board Members wish to Discuss  
None
- X. Comments By Association Members (NRS 116.3108.5)  
None
- XI. Adjourn  
There being no further business, the meeting was adjourned at 7:32pm.
- 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