

## Virginia City Highlands Property Owners' Association

Minutes – February 14, 2017

V.C. Highlands Fire Station 72 Training Room

Present: Carmona, Alcon, Dosen, Warnke, Schroeder

Absent:

- I. Call to Order, Declaration of a Quorum, and Approval of Meeting Agenda  
President Carmona called the meeting to order at 7:04 pm. He declared a quorum present.  
Alcon made a motion to approve the agenda, seconded by Warnke. Motion adopted
- II. Approve Minutes of Meeting  
Minutes from October 11 and November 10 meetings since there was no meeting in December or January due to weather and sickness.  
Schroeder made a motion to approve the October 11 meeting seconded by Dosen. Motion adopted  
Schroeder made a motion to approve the November 10 meeting seconded by Dosen. Motion adopted
- III. Comments by Association Members (NRS 116.31083.5)  
None.
- IV. Review of Financial Statements  
Carmona reviewed the financial statements from end of December 2016. Road expenses for the month were \$15,003, administrative \$1,467, other expenses were \$1,240 for total of \$17,710. The checking account balance at the end of January was \$155,937.05 and the reserve account balance was \$187,411.02.
- V. Unfinished Business – Tallying of ballots for proposed bylaw amendment.  
The tally was as follows: 321 Yes to 36 No. So the proposed amendment passed. Term limits will now be 4 2-year terms and the section of the bylaws discussing compensation of board members will be removed.
- VI. Committee Reports
  - A. Architectural Committee  
December: No one. January: One add-on to garage on Sazarac – approved. New home on Bonanza – approved. February: Sheds on Sazarac and Enterprise – approved.
  - B. Road Report  
Expenses: Purchased new radios so the drivers can coordinate with each other - we realized after the extreme weather that the road crew needed to be able to communicate with each other and with Jay. Fuel expenses were high due to plowing. Plow truck No. 1 got a new straight blade plow and also got LED work lights and new chains since the extreme weather wore out the old chains. Plow truck no. two needed front end work. The sander truck needed new windshield wipers and a new bearing for the sand mechanism. Needed new cutting edge as well.  
Roads: Harte needed emergency work as it began to wash away in the floods so road crew installed emergency culvert and then a permanent secondary culvert. Cartwright at the S-turn was getting eroded by flood water. The road crew sandbagged and then got the backhoe out to remove silt but it was a temporary solution. At some point a permanent solution will be needed. We have a lot of plugged culverts after the extreme weather so the road crew are using the rented backhoe to try and open up as many of the culverts and drainage ditches as possible. The roads are still very muddy but drying out and all things considered the road damage could have been a lot worse. Rock was put down on Flint and Empire and a portion of Crestview where the road was getting eroded by the flood water. We also rented a front loader to help widen the roads due to the extreme snow levels. Jay commended the road crew for going above and beyond during the winter weather and Alcon also thanked Carmona for

putting in hundreds of volunteer hours during the storms. Carmona also thanked Al Drake for his help on Harte Road. Al Drake talked about the commendable coordination efforts between the 2 associations, the fire department, public works and the county during the historic winter and commended the association for keeping the roads clear and open during hazardous conditions. Gail Drake and Harry Stanley on Harte road also thanked the association for working through the night to save Harte Road during the flooding. Etrik Eddy also thanked the association road crew for keeping the roads clear – particularly as he has a terminally ill family member at home and two young children. Carmona discussed looking into how we could possibly inforce residence clearing and/or installing culverts in areas that are prone to flooding. Carmona also talked about creating a MOU for the associations working together during emergency situations. Harry Stanley also said for the record that this is the first time in 14 years that he’s observed the meetings being so pleasant and non-hostile and he thanked the board for that.

VII. New Business  
None

VIII. Any Other Matters Which Board Members wish to Discuss  
None

IX. Comments By Association Members (NRS 116.3108.5)  
None

X. Adjourn  
There being no further business, the meeting was adjourned at 8:00pm.

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